



## River view house in a popular village,

47440, Cassenuil, Lot-Et-Garonne, Nouvelle-Aquitaine

€212,000

Ref: BVI27406

\* Available \* 3 Beds \* 1 Bath

River view house in a popular village



## Property Description

Bright and spacious village property overlooking the river Lot with private gardens and outbuildings to develop . The property has a lovely dining kitchen adjacent to the terrace overlooking the gardens and down to the river. Comfortable lounge with large picture windows and a wood burner for extra comfort, large ground floor bedroom or office .

Upstairs there are three bedrooms over two floors giving a very spacious feel and a spacious family bathroom . Outside there is a flat garden with an abundance of flowers and plants leading to an outdoor lounge for entertaining.

A lower level garden has a few fruit trees and a well for watering, plus a separate entrance at the river level . There is a double garage and workshop which could be developed into separate rental accommodation.

Mains drainage, roof renewed in 2010 and the property is partially double glazed.

Village services include a convenience store, cafe, boulangerie, butcher, pharmacy etc whilst a ten minute car journey into Villeneuve-sur-Lot offers a massive range of supermarkets and other shops. Bergerac Airport under an hour .

Price including agency fees : 212 000 € Price excluding agency fees : 200 000 € Buyer commission included 6 %

