



## Beautiful property on the banks of the river Lot,

47110, Sainte-Livrade-Sur-Lot, Lot-Et-Garonne, Nouvelle-Aquitaine

\* Available \* 4 Beds \* 2 Baths

Beautiful property on the banks of the river Lot

# €890,000

Ref: BVI70019

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**French Entrée** 



## Property Description

This lovely riverside property is set in private grounds close to all amenities.

You enter through beautiful electric gates and take a long private cobbled path up to the front of the main house. On the ground floor, the CORNU kitchen opens onto a large bright living room with its beautiful fireplace. There is a private bar located between the living room and the veranda. To reach the first floor, you have the choice of stairs or lift. There are 3 spacious bedrooms and 2 bathrooms, as well as an office space on the large landing.

The house also offers an adjoining apartment with a sports/relaxation room on the ground floor and an additional room on the first floor. There are multiple possibilities for development, subject to the necessary permissions being obtained.

A guest house consisting of a living room, kitchen, bedroom and bathroom offers potential rental income if desired. A 400m<sup>2</sup> hangar completes this property.

Nature lovers will be won over by the 3 hectares of land and the hidden relaxation spaces in its wooded park. Other exterior features to enjoy include the heated swimming pool (5mx11m) and summer kitchen for alfresco dining, but the main attraction of this property is the 100-metre long river boat pontoon equipped with electricity and fresh water supply.

Drone video footage available on request.

Price including agency fees : 890.000 €

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Buyer commission included: 4.71 %



