High-end property on the banks of the Lot River

5 5 20,991m² 313m² 1



Reference
93826

Price
€1,600,000

Location
Villeneuve sur Lot

Description

Located in Lot-et-Garonne near a charming town, this elegant manor combines tranquility with convenience, just 20 minutes from Villeneuve-sur-Lot and within easy reach of Bordeaux and Toulouse airports. Set on over two hectares along the Lot River, it features a fully restored house with five bedrooms and bathrooms, high-end finishes, oak parquet floors, and an open-plan kitchen opening onto a terrace. Outdoors, the property offers a heated swimming pool, summer kitchen, tennis court, orangery, dovecote, and private river access. With double glazing, underfloor heating, and air conditioning, it blends luxury, comfort, and natural beauty.





Features
High end restoration
On the banks of the river
Rare opportunity



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General

Rooms: 5

Pool: 1

Living area: 313m²

Land area: 20,991m²

DPEScore: B (91kWhEP/m²/an)

GESScore: A (2kgCO2/m²/an)

Property tax: €2,663

Living area 313 m²

Ground floor

Entrance: 15 m²

Living room: 56 m²

Living room: 20 m² With fireplace

WC: 3.8 m²

Kitchen: 34 m² With French doors to the terrace, pantry
Laundry room: 11.5 m² With exterior access

1st floor: Oak parquet flooring

Bedroom 1: 20 m² With en-suite shower room and view of the Lot
Bathroom: 3 m² Shower, sink, and WC

Bedroom 2: 19 m² With en-suite shower room and view of the Lot
Bathroom: 8 m² Bath, WC, sink

Bedroom 3: 18 m² 3 windows with view of the park
Bathroom: 8.4 m² Bath, sink, WC
Dressing room: 2.3 m²

Bedroom 4: 17 m²
Bathroom 10 m² Walk-in shower, sink, toilet

Bedroom 5 : 22 m² With dressing room
Bathroom 6.3 m² Walk-in shower, sink, toilet

Outbuildings

Tobacco barn : 90 m² (storage, workshop, heat pump) with a 90 m² upper floor with a bedroom and shower room to be restored

Orangery: with covered terrace next to the Lot 20 m²