# Exceptional Riverside Estate on the Lot River – Three Independent Homes with Private Pools

7 7 71,509m² 453m² 3



**Reference**
112605

**Price**
€1,768,000

**Location**
Villeneuve sur Lot

**Description**
Exceptional 7+ hectare riverside estate on the Lot, featuring three independent homes, each with its own garden, private swimming pool and river pontoon. The main residence offers high-end amenities, stunning river views, spacious living areas and a luxurious master suite. Two additional properties are currently operated as holiday rentals, including a heated-pool villa and a contemporary wooden lodge on stilts. Several outbuildings, garages and storage areas complete the estate. Part of the land is suitable for further development, subject to planning permission. An outstanding opportunity for a private residence, tourism business or professional project.





**Features**
An exceptional location
Three independent dwellings
Strong tourism potential



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## General

Rooms: 7

Pool: 3

Living area: 453m²

Land area: 71,509m²

DPEScore: C (170kWhEP/m²/an)

GESScore: C (28kgCO2/m²/an)

Property tax: €3,745

## Main house 200.6 m²

***Ground floor***

Entrance : 12 m² with guest toilet
WC 2 m²

Living room : 51.2 m² Fitted kitchen with custom-made raw granite worktop. Dining room and lounge, tiled floor. Wood-burning stove in a beautiful stone fireplace. Open to the ceiling.

Laundry room : 31 m² with separate entrance.

Office : 12.6 m² Parquet flooring, French doors to terrace, view of the Lot River

Hall : 5 m² with built-in wardrobe

Master suite : 22 m² Parquet flooring, French doors and covered wooden terrace overlooking the Lot River

Ensuite bathroom : 17.2 m² Bath, shower, double vanity, towel warmer and Japanese toilet.
Dressing 7,2 m²

***First floor***

Bedroom : 14 m² View of the Lot River

Hallway: 4.7 m²
WC 1.7 m²

Bathroom: 6 m² Shower, double vanity

Bedroom: 14 m²

## House 2 -135 m²

Living room : 71.6 m² Wood-look tile flooring. Open to the ceiling with a mezzanine (13.5 m²)

Laundry room: 8,4 m²

Bathroom : (10 m²) with double vanity and toilet

Bedroom: (14.25 m²) with French doors overlooking the Lot River
Ensuite bathroom (6.7 m²)

Bedroom : (16.2 m²) with French doors

Bathroom : (2.9 m²)

Covered terrace : (30 m²) with swimming pool and private garden entrance.

## House 3 - 88 m²

Living room: with alcove (42 m²)

Bedroom : (15.4 m²)

Bathroom : (7.4 m²)

Bedroom : (15.7 m²)

Bathroom : (7.4 m²)