

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



Ward Poppe

Real estate agent
+33 (0)6 87 67 03 80
ward@maisonssud.com



General

Rooms: 5

Pool: 1

Living area: 313m²

Land area: 20,991m²

DPEScore: B (91kWhEP/m²/an)

GEScore: 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