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House for sale near Clairac in Lot-et-Garonne

Clairac , Lot-et-Garonne , Nouvelle Aquitaine



€399,000

inc. of agency fees

7 Beds 5 Baths 336 sqm 0.03 ha

Set in a peaceful quarter of Clairac yet just steps from the village centre and its vibrant weekly market, this beautifully renovated...

At a Glance

Reference MFH-AES11832-EY

Near to Clairac

Price €399,000

Bed 7

Bath 5

Hab.Space 336 sqm

Land 0.03 ha

Pool No

Land Tax N/A

Property Description

Set in a peaceful quarter of Clairac yet just steps from the village centre and its vibrant weekly market, this beautifully renovated village house offers refined living with stunning views over the River Lot. its generous layout and elegant features also make it an ideal opportunity for a maison d'hotes, offering charm and comfort to visiting guests. Beyond ornate wrought iron gates, the grand marble entrance sets the tone for the property's luxurious interiors. The ground floor features a series of elegant reception rooms, including formal living and dining spaces, a unique mirrored sitting room, an atypical kitchen with breakfast area, a guest WC, storeroom, and wine cellar. Upstairs, the master suite includes a balcony overlooking the river, with a private bathroom and dressing room. Four additional bedrooms, a study, large dressing area, and three bathrooms (one with a living terrarium) offer both comfort and style. The top floor is a self-contained apartment with a spacious open-plan living/dining area, fireplace, winter garden, balcony, kitchen, two bedrooms, and a bathroom with stained glass detailing. A walled garden with flowering shrubs and a 59m² tandem garage with electric gate complete this exceptional home, where elegance, charm, and convenience meet. Clairac with its typical medieval streets and a beautiful beach on the River Lot also hosts a weekly market and has a variety of local shops and services .

Summary

Property type:	House
Bedrooms:	7
Bathrooms	5
Price	€399,000

Key Information

Internal Area:	336 sqm
Land Area:	0.03 ha
Floor:	3

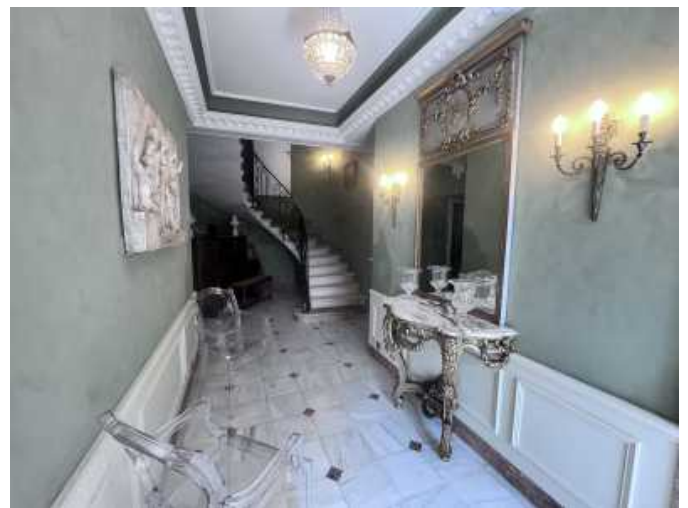
Property Features:

- Balcony

Location: Nouvelle Aquitaine



Gallery









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S. and L. BROWN



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