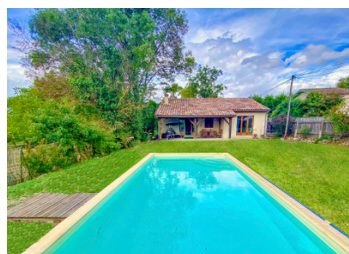


An attractive home in a small hamlet with a pool only minutes from the popular and historic town of Duras.



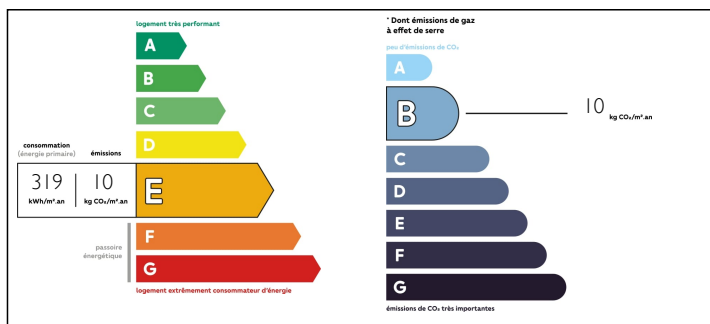
## INFORMATION

Town:	Duras
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	96 m <sup>2</sup>
Plot Size:	580 m <sup>2</sup>

## IN BRIEF

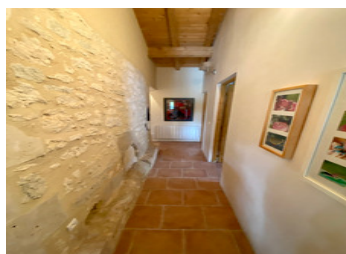
This delightful 3 bedroom property would make a lovely home or a perfect 'lock up and leave' holiday home. As a recent construction around an original stone building, the property's maintained some of its original features along with a modern contemporary style. It's cathedral style ceilings enable a light and airy feel and you can enjoy alfresco dining under the covered terrace overlooking the garden and swimming pool. Nestled within a small hamlet the property is not far from the extremely popular bastide town of Duras where you will find bars, restaurants, an array of little shops and the magnificent Chateaux. Only 35 minutes to Bergerac airport and 1 hour 20 to Bordeaux international airport.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe foncière: 895 EUR

Taxe habitation: 850 EUR

## NOTES

## DESCRIPTION

Lounge (approx 27m<sup>2</sup>)

- French doors leading to covered terrace
- woodburner
- exposed stonework & beams
- tiled floor

Kitchen (approx 16m<sup>2</sup>)

- French doors leading to covered terrace
- exposed beams
- fully fitted kitchen
- gas hob & electric oven
- tiled floor

Hallway (approx 4m<sup>2</sup>)

- Exposed stonework & electric heater

Bedroom 1 (approx 12m<sup>2</sup>)

- vaulted ceiling with exposed beams
- built in cupboards
- tiled floor

Bedroom 2 (approx 10.5m<sup>2</sup>)

- vaulted ceiling with exposed beams
- built in cupboards
- tiled floor

Bedroom 3 (approx 7.5m<sup>2</sup>)

- vaulted ceiling with exposed beams
- tiled floor

Bathroom (approx 8.5m<sup>2</sup>)

- shower, sink, wc
- heated towel rail
- cupboards

Garden (approx 580m<sup>2</sup>)

Laid to lawn with a garden shed and pool

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>