

Stone house close to Duras, 5 bedrooms, 3 bathrooms with a studio, and 2 garages.



INFORMATION

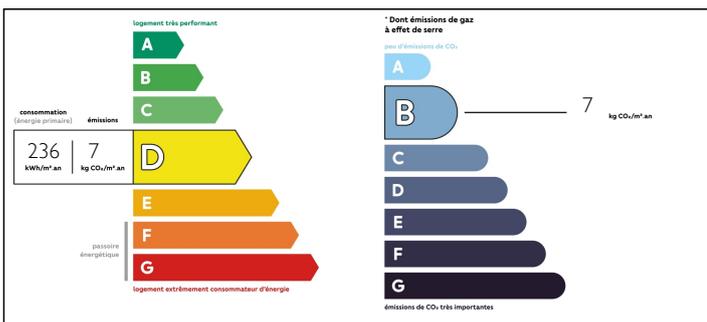
Town:	Duras
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	159 m2
Plot Size:	920 m2



IN BRIEF

Lovely stone house full of character and charm offering 5 bedrooms and 3 bathrooms, separated studio offering income potential. Nestled in the countryside yet conveniently close to amenities, offers a perfect blend of tranquility and convenience.

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.



DESCRIPTION

This traditional stone house was formerly the old school house so is full of charm and character. Situated in the beautiful countryside this lovely house is a perfect family home with income potential or an excellent home office or alternatively a great holiday home.

The house retains many of its original features; high ceilings, exposed stone walls, and stunning staircase, and the beautiful facade of the house itself. The attached studio is a perfect home office or accommodation for family/friends.

Equally this space could easily become an independent gite for rental purposes or with ease could be integrated back into the main footprint of the house.

Outside to the front of the property, you will find a small enclosed garden and to the rear of the property, you will find a large L-shaped covered terrace, perfect for alfresco dining and with wonderful views over the peaceful countryside and to the pretty church. You will also find 2 double garages to the rear of the property.

Inside the property you will find:

Ground Floor:

Hallway: Approx 9.5m² with tiled floor and beautiful original staircase

WC - understairs WC with handbasin

Kitchen/Dining room: Approx 22.5 m² with fireplace and tiled floor and access to a small rear terrace

Lounge: Approx 26.5 m²

Downstairs Bedroom: Approx: 10m² with space for ensuite shower room: Approx 3m² to be completed but plumbing in place. Door from bedroom to back terrace.

Laundry Room/Utility Room: Approx: 4.5m² with plumbing for washing machine and door...

LOCAL TAXES

Taxe foncière: **700 EUR**

NOTES