

Spacious stone property with pool by the bastide town of Duras with uninterrupted views .



INFORMATION

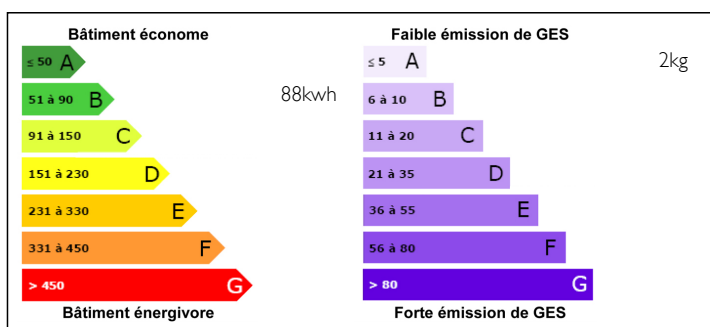
Town:	Duras
Department:	Lot-et-Garonne
Bed:	3
Bath:	3
Floor:	325 m2
Plot Size:	18000 m2



IN BRIEF

Located on the edge of the bastide town of Duras with all its amenities, the property has been lovingly renovated and benefits from a great outdoor living space as well as a 10.5 x 5 swimming pool overlooking lovely grounds. This fabulous farmhouse has a large open plan country kitchen with stunning views over the Dropt valley. There is a beautiful, light living area with numerous doors leading on to a delightful covered terrace that surrounds the property. On the first floor, there are 3 double bedrooms one of which has a sizeable ensuite bathroom and a charming balcony with far reaching views. There are a further 2 shower rooms. Also on the property are 2 large garages and a workshop that could be converted into further accommodation, if you so wished.

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: 250 EUR

NOTES

DESCRIPTION

GROUND FLOOR

Entrance hall (5.70m²) tiled floor and oak beamed ceiling

Open plan living room and office area (81m²) with stone fireplace. Patio doors to garden and covered terrace.

Stone fireplace with wood burning stove

Large L shaped kitchen with breakfast area (60m²), tiled floor and oak beamed ceiling.

The kitchen is a fully fitted farmhouse kitchen

Laundry/pantry with sink and dishwasher connect (9m²)

Boiler room (6.25m²)

WC and shower

Hallway with staircase leading to the first floor

FIRST FLOOR

Landing: carpeted floor and beamed ceiling

Bedroom 1: Master suite (50m²) with dressing room bathroom (corner bath, shower and double vanity basin), double doors leading to covered terrace area

Bedroom 2: (15.8m²) carpeted floor and beamed ceiling

Bathroom with corner bath, basin and WC

Bedroom 3: (12.5m²) in the original tower with exposed beams

OUTSIDE

Practice 9 hole golf course

Pond and spring ideal for watering plants

House level: double garage (67.5m²) with electric doors and workshop

plus a single garage

Pool level: pool (chlorine) 10.5 x 5m with external shower, and separate garage that could be converted to a summer kitchen or as a guest suite

Underfloor heating (air source heat pump) throughout property or alternative gas central heating