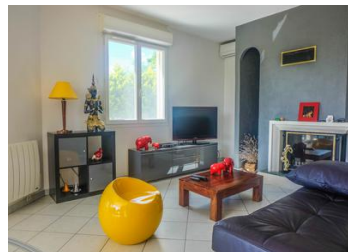


Stylish, four bedroom, modern property set within gorgeous countryside, close to Duras



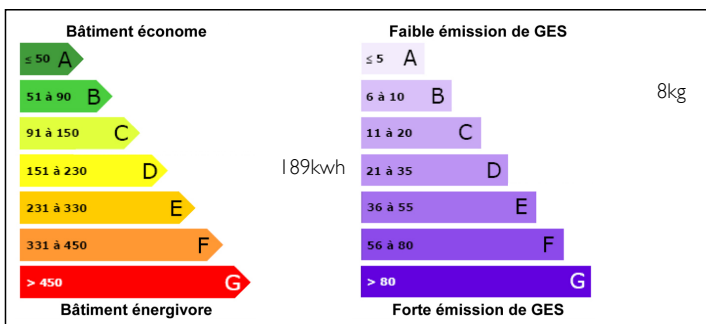
INFORMATION

Town:	DURAS
Department:	Lot et Garonne
Bed:	4
Bath:	1
Floor:	122 m2
Plot Size:	2570 m2

IN BRIEF

This attractive modern house is in a beautiful non-isolated setting, 11 km from the historic bastide town of Duras and is presented in impeccable order. Sliding patio doors in the dining room open fully to create an indoor or outdoor eating space. The garage has been converted to an office / utility room, and there is an additional independent garage, as well as a large covered terrace. The fitted kitchen communicates with the utility room and the dining room. There are four bedrooms and a bathroom, with the possibility of creating an en-suite by merging two bedrooms. Bergerac airport is just 31 km.

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

- Entrance Hall 1,05m x 3,01m, tiled floor, part-glazed door to front elevation, fitted cupboard, opening onto sitting/dining room, doorway leading to kitchen & inner hall leading to beds 1-4 & to family bathroom
- Sitting/Dining Room 38,65m², tiled floor, window to side elevation, beautiful large round patio doors to bring the outside in, a wood burning insert
- Shower Room 1.91m x 2.50m, tiled floor, part-tiled walls, window to side elevation, tiled walk-in shower, mirrored vanity unit with wash hand basin, heated towel rail & WC
- Bedroom 4: 2.70m x 3.93m, tiled floor, window to rear elevation & fitted wardrobes
- Bedroom 1: 2,78m x 4,14m, tiled floor, window to front elevation & fitted wardrobes
- Bedroom 3: 3.27m x 3.34m, tiled floor, window to rear elevation & fitted wardrobes
- Bedroom 2: 3.19m x 3.79m, tiled floor, window to front elevation & fitted wardrobes
- Inner Hall 0,90m x 4,89m, tiled floor, doorways leading to beds 1-4 & to family bathroom
- Kitchen 2,87m x 3,93m, tiled floor, window to rear elevation, range of wood kitchen units, tiled splash backs, sink with drainer, electric hob, electric oven, integral dishwasher, doorways leading to entrance hall & to utility room

LOCAL TAXES

Taxe foncière: **444 EUR**

NOTES

Technical Details

- * Underfloor electric heating
- * Fosse septic conforms