

Investment opportunity. A stone house with 5 bedrooms, 4 bathrooms, workshops, garage, garden and pool.



## INFORMATION

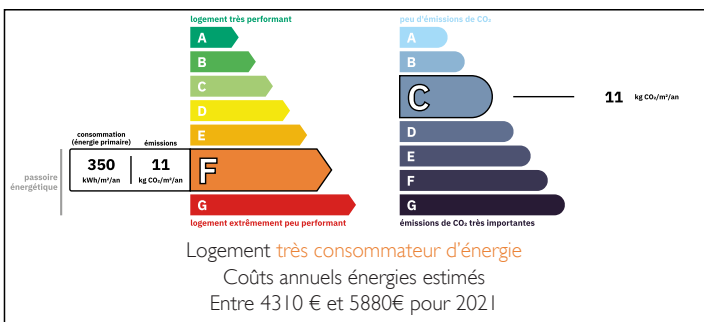
Town:	Duravel
Department:	Lot
Bed:	5
Bath:	4
Floor:	265 m2
Plot Size:	5340 m2

## IN BRIEF

A character stone house with 3 reception rooms, 3 kitchens, 5 bedrooms and 5 bathrooms set in a mature garden with a swimming pool surrounded by private terraces. Large workshop, gymnasium, cave and garage. The house is over 3 floors with private entrances to 3 different living areas, so great for an extended family. It also offers potential to further convert areas into living accommodation. Easily exploitable as three gites, a Bed and Breakfast or a restaurant with an excellent location on a link road between two larger villages, so easy to find. There is also a separate parcel of land opposite the house which offers further opportunities.

Set in open countryside with stunning views, walks, cycle routes, vineyards, and fishing in the Lot River, and conveniently a short distance to the bastide village of Puy l'Evêque with multiple...

## 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

### Ground floor

A large lounge area (25M<sup>2</sup>) which leads to the dining area (28M<sup>2</sup>) with large arched windows to the front.

A door leads off to a corridor to the Kitchen (19M<sup>2</sup>) Laundry (5M<sup>2</sup>) and toilet (2.7M<sup>2</sup>) with a back door leading out into the garden.

A further door leads into the gymnasium (24M<sup>2</sup>) with access to the workshop (50M<sup>2</sup>), garage (30M<sup>2</sup>) and a cave to the rear (16M<sup>2</sup>)

An internal staircase from the dining area leads to the first floor with a separate door on the upper level from the patio.

### First Floor

Independent apartment -

A light airy conservatory to the rear with dining table (7.30M<sup>2</sup>) with a large opening to the fully fitted kitchen which is open plan with a dividing island to the lounge area (41M<sup>2</sup>). Doors lead to a front terrace with views across the valley.

A wooden staircase leads to the mezzanine floor where there is a large balconied bedroom 5 (20.30M<sup>2</sup>) and a bathroom with a bath (20M<sup>2</sup>)

### Second Apartment.

A door from the back patio leads into Bedroom Suite 2 (11.48) with a seating area (6.44M<sup>2</sup>) and en-suite (4.2M) with shower, toilet and hand basin.

Another door leads off of the the patio into a hallway with doors off to Bedroom 2 (7.54M<sup>2</sup>) with a window to the front. Bedroom 3 (15M<sup>2</sup>) with ensuite comprising a shower, hand basin and toilet (2.41M<sup>2</sup>). And another door to another bathroom (4.20M<sup>2</sup>)

## LOCAL TAXES

Taxe foncière: **1716 EUR**

## NOTES