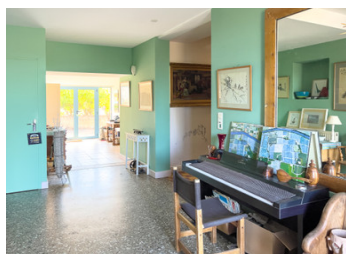
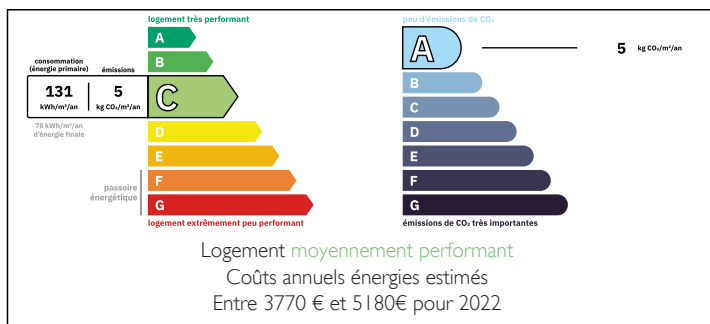


Substantial 7-bedroom country home with pool, vineyard and equipped chai. Former chambre d'hôtes



ENERGY - DPE



INFORMATION

Town:	Duras
Department:	Lot-et-Garonne
Bed:	7
Bath:	7
Floor:	297 m2
Plot Size:	172201 m2

IN BRIEF

An opportunity to acquire a former wine estate and successful chambre d'hôtes, equally suited to life as a substantial private country home.

The current owners came to south-west France with a dream of producing their own wine, creating a working vineyard which produced wine under its own château label alongside a thriving hospitality business. For many years the property ran as a chambre d'hôtes with five en-suite guest rooms and featured in Alastair Sawday's. Art workshops were also held here. Today the vineyard is farmed by a local vigneron, while the former wine chai retains much of its equipment.

With seven bedrooms, a pool and extensive outbuildings, the estate offers genuine flexibility for family life, hospitality, creative projects or wine-making. The layout allows the former guest and private areas to work together or separately.

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

The house offers approximately 300m² of accommodation, arranged particularly well for combining private and guest space while remaining equally suitable as one substantial seven-bedroom family home.

The former guest area opens from a spacious stone-floored hall. An atelier with sink and large window reflects the property's artistic past and remains ideal for painting, crafts or workshops; behind it is a utility/boiler room, with a WC also serving this part of the house.

An air-conditioned guest sitting/dining room has patio doors towards the terrace and swimming pool, with an adjoining kitchenette. Five former guest bedrooms occupy this side of the house: two on the ground floor, including one with garden access and dressing area, and three upstairs. All have private bathroom or shower-room facilities.

The owners' accommodation provides a separate living area with office, WC and a large open-plan kitchen, dining and sitting room. Upstairs are two further en-suite bedrooms. Two staircases allow the different parts of the house to work together or with a useful degree of separation.

Outside, the pool and terraces provide the focus for summer living. After many years in the same ownership, parts of the house and grounds would benefit from refreshing, but the scale and character offer excellent foundations for bringing the estate back to life.

The vineyard is currently worked by a local vigneron, allowing future owners to retain an agricultural arrangement or explore reviving wine production. The former chai retains much of its wine-making equipment and infrastructure, subject to appropriate inspection and...

NOTES