

Elegant 19th Century country home stylishly renovated with a pool & stunning views across the countryside.



INFORMATION

Town:	Duras
Department:	Lot-et-Garonne
Bed:	4
Bath:	4
Floor:	290 m ²
Plot Size:	4500 m ²

IN BRIEF

This beautifully renovated property set in landscaped gardens only minutes from the popular town of Duras is bursting with character and charm.

Currently being run as an extremely successful luxury Bed and Breakfast, it would certainly make a fantastic family home.

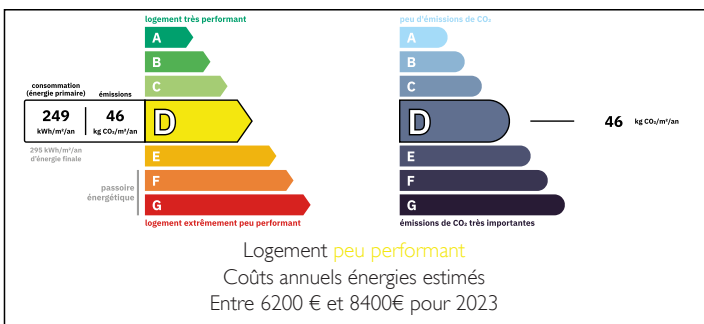
Lovingly maintained, it is set over 2 floors & boasts a wonderfully spacious living room with a cathedral ceiling, wood burner & French doors leading directly out to the terrace & pool. From here, you can admire the outstanding views of the countryside & the Chateau at Duras.

Enjoy alfresco dining at its finest!

The dovecote contains the master bedroom with French doors to the balcony with spectacular views, plus an ensuite.

3 more bedrooms, all with ensuites are situated on the other side of the house, making it the perfect spot for family & friends to stay or to rent out...

ENERGY - DPE



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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

Entrance hall / corridor (approx 15m²)

Lounge (approx 56m²)

- exposed stone, wooden beams, tiled floor

- woodburner, Infared heating

- French doors to patio and pool

Kitchen (approx 18.5m²)

- oil heater & infared heating

- larder (approx 6m²)

Dining Room (approx 23.5m²)

- French doors to terrace

Landing (carpeted, cupboards)

Master bedroom (approx 22m²)

- French doors (leading to balcony)

- Carpeted

Bathroom (approx 15m²)

- Shower, sink, wc, cupboards, heater

Bedroom 2 (approx 26m²)

Ensuite (approx 12m²)

- Hand basin, WC and double shower

Office room (approx 6m²)

- shelving & cupboards

Utility room (approx 15m²)

- whitegoods, separate shower, separate wc

Boiler room (approx 12m²)

FIRST FLOOR

Bedroom 3 (approx 19m²)

- wooden floors, cupboards

Ensuite (approx 8m²)

- Hand basin, shower and WC

Bedroom 4 (approx 19m²)

- wooden floors, cupboards

Ensuite (approx 8m²)

- Hand basin, shower and WC

Corridor (approx 5.5m²)

OUTSIDE

Barn / garage (approx 30m²)

The garden is landscaped with various areas available to sit and relax and enjoy the view.

Chateau des Vigiers is 10 mins away for those who enjoy a round of golf, St Emillion in the Bordeaux wine region is not far plus Bergerac is 35 mins and

LOCAL TAXES

Taxe foncière: **2000 EUR**

NOTES