LEGGETT
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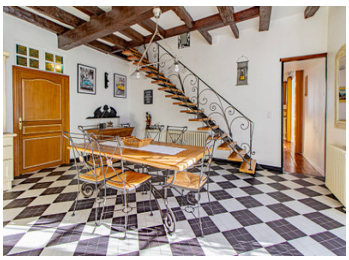
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Ref: A33998SGU46 Price: 350 000 EUR

agency fees to be paid by the seller

Village Gem: Elegant Move-In Ready Maison de Maître with Garden and Barn in the Heart of Duravel















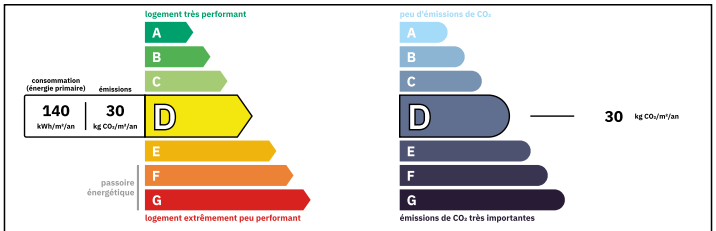
INFORMATION

Town:	Duravel
Department:	Lot
Bed:	4
Bath:	3
Floor:	184 m2
Plot Size:	2850 m2

IN BRIEF

In the lively heart of Duravel, this elegant Maison de Maître blends historic charm with modern comfort. Just steps from shops, cafés, and the weekly market, it features spacious light-filled rooms, a welcoming kitchen, four bedrooms, an office, a private low-maintenance garden with summer kitchen, and a characterful stone barn with conversion potential. With fibre internet, efficient heating, and additional land parcels included, it's an ideal full-time home, holiday escape, or investment. Move-in ready and full of charm – read the full description to discover more.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1750 € et 2430€ pour 2021

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.

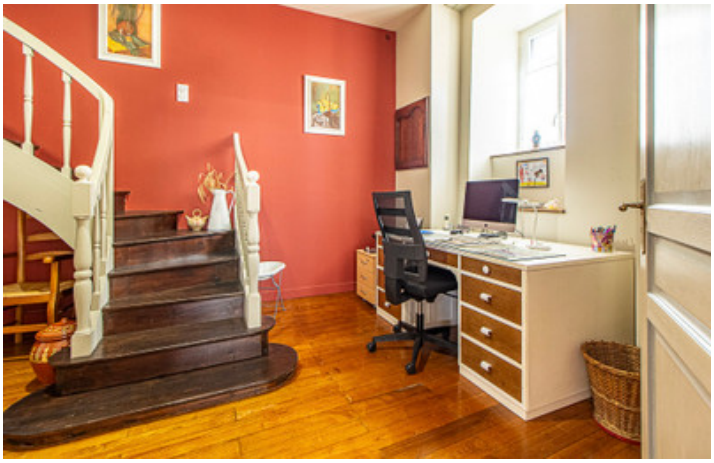
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LOCAL TAXES

Taxe foncière: **1744 EUR**

NOTES

DESCRIPTION

Elegant Maison de Maître in the Heart of Vibrant Duravel – Walk to Everything, Move in and Enjoy

Set in the lively and picturesque village of Duravel, this beautifully restored Maison de Maître is perfectly positioned for those seeking a character-filled, low-maintenance home with the convenience of village life on the doorstep. Whether you're dreaming of a full-time residence, a lock-up-and-leave holiday escape, or a rental-ready investment, this property is ready to enjoy from day one.

A Home That Blends Charm and Comfort
Step inside to discover a property that has been lovingly updated while preserving its historic charm. The spacious kitchen (5.65m x 5.3m) is a warm and welcoming heart of the home, featuring exposed beams, tiled floors, and plenty of room for dining or entertaining. From here, a stunning staircase with a decorative wrought iron balustrade leads to the upper floors, a nod to the house's noble past.

The lounge (5.9m x 5.2m) is filled with natural light and features original oak flooring, a cosy wood-burning stove, and a calm, neutral palette that makes it effortlessly stylish. A separate utility room and ground floor WC add modern practicality.

A large office (5.4m x 3.4m) provides ideal space for remote work or hobbies and includes a second wooden staircase—originally used by the house staff—adding a delightful touch of history.

Room for Everyone
Upstairs you'll find four generous bedrooms:

Bedroom 1: (5.5m x 4.5m) Light and airy with beautiful oak flooring.

Bedroom 2: (4.4m x 3.6m) With en-suite bathroom and Juliette balcony overlooking...