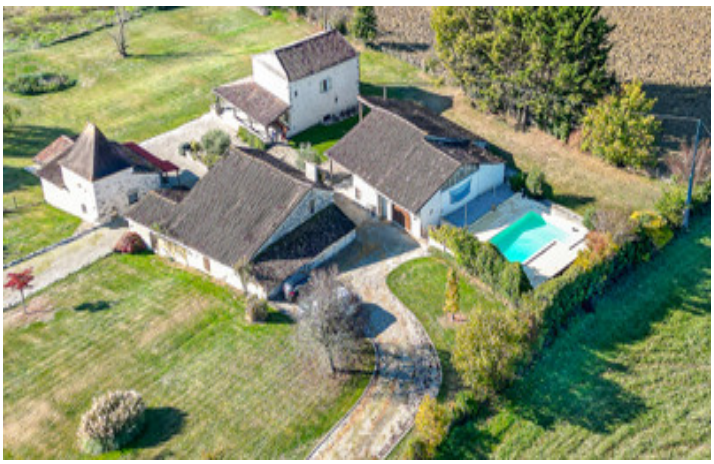
LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A40621AT47 Price: 595 000 EUR

agency fees to be paid by the seller

Near Duras & Eymet – character stone home with spacious independent gîte, pool, 1 ha and panoramic views







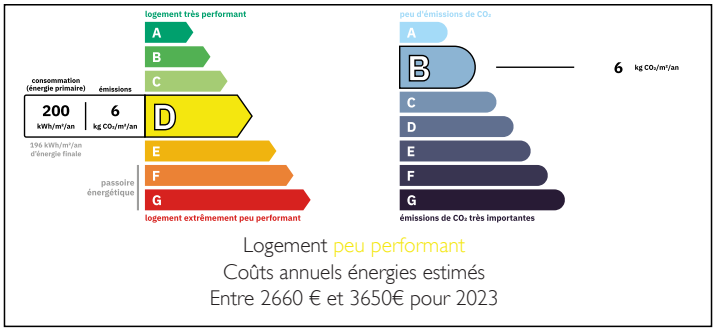








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2660 € et 3650€ pour 2023

INFORMATION

Town:	Duras
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	235 m2
Plot Size:	10000 m2

IN BRIEF

In a peaceful countryside setting near Duras and Eymet, this beautifully restored stone home enjoys an elevated position with far-reaching views towards a distant hilltop village. Calm and private, it combines character, comfort and generous outdoor living.

Light-filled living spaces open onto a spacious wrap-around terrace, while the 3-bedroom main house includes a generous kitchen-dining room, inviting living room with pellet stove, second reception and principal suite. Across the charming courtyard, a substantial independent gîte provides flexible accommodation for family, guests or holiday letting.

Around 1 ha of landscaped grounds includes mature gardens, a 10 × 5 m swimming pool and a well, while more than 250 m² of outbuildings provide excellent garage, workshop and storage space. A 2022 pellet boiler adds efficient modern heating to

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: **2400 EUR**

NOTES

DESCRIPTION

Set in peaceful countryside near Duras and Eymet, this beautifully restored stone property enjoys an elevated position with far-reaching views towards a distant hilltop village. Private without being isolated, it combines character, comfortable year-round living and generous outdoor space.

The main house is light and welcoming, with exposed stone, beams and tiled floors. A spacious kitchen-dining room and double-aspect living room with pellet stove connect easily with the wrap-around terrace, ideal for outdoor dining and relaxing. A second reception area, open to the living room, works well as a study or snug.

Upstairs, the principal bedroom has a dressing area and en-suite shower room, alongside two further double bedrooms and a family bathroom. An efficient wood-pellet boiler installed in 2022 provides central heating.

Across the flower-filled courtyard, the converted dovecote provides a substantial independent gîte with a generous open-plan kitchen/living space, pellet stove, ground-floor bedroom and shower room, plus a windowed mezzanine sleeping area in the tower.

Over 250 m² of outbuildings include a large utility room, garage, workshop and generous storage. The owners hold a professional quote for full or partial removal of the large barn but have deliberately left the work undone, preferring to give a future buyer the choice of how best to use the space — whether retaining more of the building or opening it up to create a sheltered walled garden, subject to any necessary permissions.

The landscaped grounds extend to around 1 hectare, with mature trees, a well and a 10 × 5...