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Ref: A42423AT47 Price: 477 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (450 000 EUR without fees)

Spacious 4-bed stone house with large pool, gardens and tranquil countryside views near Duras















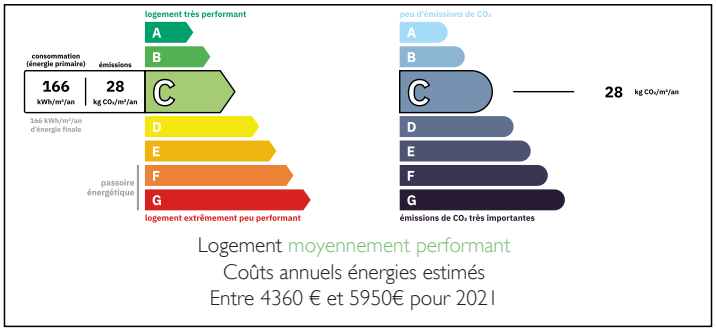
INFORMATION

Town:	Duras
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	299 m2
Plot Size:	4000 m2

IN BRIEF

A sspacious stone country house of almost 300 m², set at the end of a no-through lane in a calm rural position with open countryside views, yet just minutes from Duras and a lively village with shops, school and medical centre. The house offers generous ground-floor living with four large bedrooms and two bathrooms, character features including exposed stone, beams and fireplaces, plus a wood burner and gas central heating (new boiler 2023). An entrance hall staircase leads to an unused attic offering further potential, and the current layout could allow creation of an independent guest annexe if required. Outside, around 4,000 m² of gardens surround the house, with a large swimming pool (new liner 2024), countryside views and an integral double garage. A peaceful but not isolated setting, ideally positioned between Duras and Marmande, well suited as...

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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.

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NOTES

DESCRIPTION

The house provides generous ground-floor accommodation, with large rooms throughout and many character features including exposed stone walls, beams and stone fireplaces. There are four spacious bedrooms and two bathrooms, making it well suited as a family home or comfortable second residence.

An entrance hall with original stone sink and staircase leads to an unused attic, offering further potential (subject to permissions). The main living areas include a spacious kitchen with quarry-tiled floor and a lounge with fireplace and wood burner. A further large reception room is currently used as a fourth bedroom.

A central 37 m² atrium-style room provides circulation between the bedrooms, utility room and a substantial undeveloped full-height area, naturally lit via glazed doors. This space features a large arched wooden entrance with inset door and an additional window, and offers excellent scope for enhancement or further accommodation, workspace or a guest annexe if desired.

Heating is provided by gas central heating with a new boiler installed in 2023, complemented by the wood burner. The property is partly double glazed. A large swimming pool with Roman steps and a new liner fitted in 2024.

Outside, around 4,000 m² of gardens surround the property, with paved terraces and lovely rural views. An integral garage with full-height door provides parking for two vehicles, and the property also benefits from two wells.

Located just minutes from the popular market town of Duras and the village of Lévignac-de-Guyenne with its shops, school and medical centre, which also hosts...