LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45666JML47 Price: 363 500 EUR

agency fees included: 5 % TTC to be paid by the buyer (345 000 EUR without fees)

Near Duras, a horse boarding facility with a renovated stone house, a swimming pool, a barn and 2ha of ground















INFORMATION

Town:	Duras
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	20000 m2

IN BRIEF

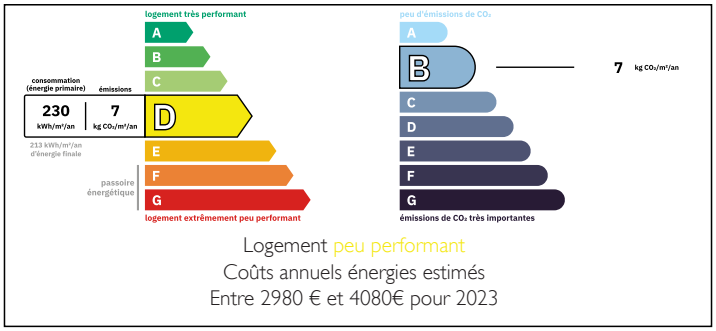
Stone-built property & horse boarding facility near Duras

Just 40 minutes from Bergerac Airport and 1 hour 20 minutes from Bordeaux, discover this superb property built from local stone, nestled just a few minutes from the charming village of Duras. Ideal for an equestrian venture or a life in the countryside, this estate covers over 2 hectares of adjoining meadows with a pond and riding arena.

The charming house features a beautiful entrance hall, a fitted kitchen, a dining room and a cosy living room with a fireplace. The sleeping area comprises 4 comfortable bedrooms and 2 shower rooms (one of which is recently fitted). A mezzanine serves as a bright study.

Outside, a welcoming terrace and a large swimming pool covered by a dome promise wonderful moments of relaxation. The facilities are complemented by a double garage, a workshop and a barn-style outbuilding housing four horse stalls. An idyllic setting for nature and horse lovers.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2980 € et 4080€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45666JML47 Price: 363 500 EUR

agency fees included: 5 % TTC to be paid by the buyer (345 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**1957 EUR**

NOTES

DESCRIPTION

The main house comprises:
- A 5.95m² entrance hall
- A 12.6m² fitted kitchen
- A 28.3m² dining room
- A 21m² living room with a fireplace area
- A 25m² mezzanine used as an office
- A first sleeping area comprising a 10.1m² bedroom, a 5.33m² shower room and a toilet
- A second sleeping area comprising a 13.1m² bedroom, a 12.16m² bedroom, a 21m² bedroom and a 4.55m² shower room
- A 28m² boiler room

The barn is divided into:
- A 44m² workshop
- An 88m² barn area with 4 horse stalls

A 49m² double garage

The chlorinated swimming pool measures 10m x 5m x 1.5m and is covered by a dome
Solar panels are located on the barn roof, generating an annual return of approximately €650
Heating is provided by a pellet boiler
Hot water is supplied by a recent water heater
The windows are double-glazed with mosquito nets and the shutters are wooden
The gate is automated
Wastewater is managed via a septic tank

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr