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Ref: A47218GJP47 Price: 299 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (280 000 EUR without fees)

New-build house (2025) with pool and double garage .between Eymet & Duras, no renovation work required

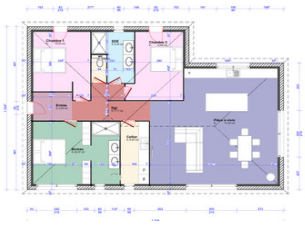














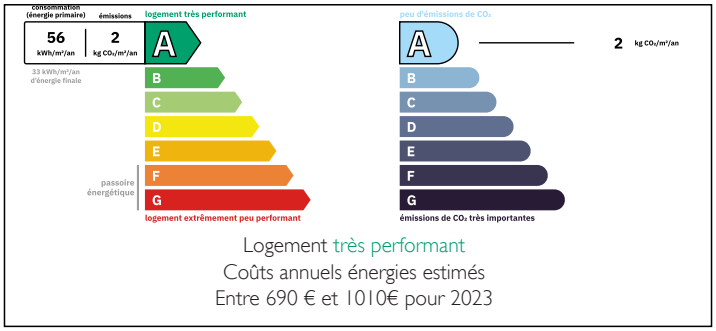
INFORMATION

Town:	Allemans-du-Dropt
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	123 m2
Plot Size:	1600 m2

IN BRIEF

New turnkey house (2025) with swimming pool and double garage, just 5 minutes from Duras! This contemporary villa of 123 m², set in peaceful surroundings, offers a beautiful, light-filled living space with a fitted open-plan kitchen, three bedrooms including a master suite with an en-suite shower room, a second shower room, a separate toilet and a pantry/laundry room. Built to current standards, it features: reversible air conditioning, a pellet stove, electric thermal storage heating, a thermodynamic water heater and PVC/aluminium window and door frames. Outside, enjoy a low-maintenance garden, an 8 x 4 m swimming pool and its equipment room, as well as a double garage. The house is sold with some of the furniture, including the sofa, the television and a brand-new washing machine. Schools, shops and school transport are nearby; the railway station is 15 minutes away, the motorway 20 minutes away and Bergerac 45 minutes away. No work required – it's all re

ENERGY - DPE



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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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NOTES

DESCRIPTION

Delightful New-Build Villa with Pool & Double Garage

Built in 2025 and ideally situated between the popular towns of Eymet and Duras, this stylish contemporary villa offers 123 m² of bright, modern living space in a peaceful setting.

The Accommodation
Entrance Hall – 12 m²
Open-Plan Living/Dining/Kitchen – 34 m², light-filled and ideal for modern living
Utility Room – 6.67 m²
Bedroom 1 – 13.17 m²
Ensuite Shower Room – 6.57 m² with shower and handbasin
Bedroom 2 – 11 m²
Shower Room – 5.65 m² with shower and his-and-hers handbasins
WC – 2.24 m²
Bedroom 3 – 12.27 m²
Outside

The property enjoys a generous garden with a gravel driveway, providing plenty of parking and excellent access to the 50 m² double garage.

The 8m x 4m swimming pool provides the perfect place to relax and enjoy the peaceful surroundings.

A modern, low-maintenance home offering comfort, style and excellent outdoor space, ideally located between Eymet and Duras.

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