LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47317AT47 Price: 424 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (400 000 EUR without fees)

Character 4-bedroom home in a peaceful setting with pool, 1.5 ha and panoramic views close to Duras















INFORMATION

Town:	Duras
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	15632 m2

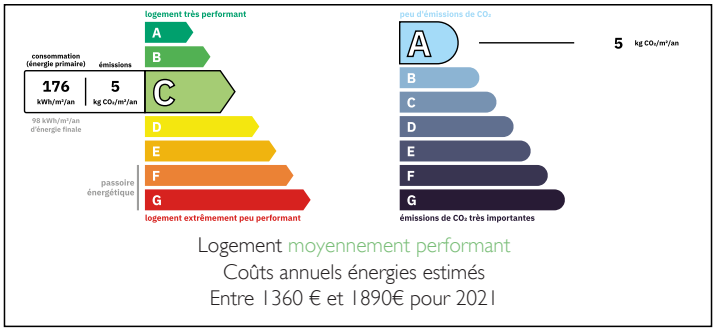
IN BRIEF

Set in a peaceful countryside position close to Duras, this attractive 4-bedroom home enjoys beautiful uninterrupted views across the surrounding landscape. The open-plan kitchen, dining and living space flows directly onto a large covered entertaining terrace with outdoor kitchen and pizza oven, creating an easy connection between inside and out. The pool sits close to the terrace, perfect for relaxing, dining and enjoying the views. A particularly spacious ground-floor master bedroom with exposed beams adds character and comfort, while a further three bedrooms provide excellent family or guest accommodation.

Set in around 1.56 ha, with a triple garage/workshop and useful outbuildings, the property combines lifestyle and practicality. A further adjoining 2 ha may also be available separately.

Duras, with its weekly market, shops and restaurants, is under 10 minutes away, with Eymet and Sainte-Foy-la-Grande also nearby and Bergerac airport about 37 mins.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1360 € et 1890€ 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:	**1200 EUR**

NOTES

DESCRIPTION

Set in peaceful countryside close to Duras, this attractive four-bedroom home combines comfortable family accommodation with excellent outdoor living, beautiful far-reaching views and plenty of practical space.

The heart of the house is the open-plan kitchen, dining and living area. The fitted kitchen flows naturally into the dining and sitting space, where a wood-burning stove adds warmth and character. Patio doors open directly onto the large covered terrace, creating an easy connection between the house, outdoor kitchen and pool.

With plenty of room for dining and relaxing, plus a built-in outdoor kitchen and pizza oven, the terrace is a wonderful place for entertaining and enjoying the uninterrupted countryside views. The swimming pool sits immediately beyond, surrounded by wooden decking, so the house, shaded terrace and pool work together particularly well throughout the summer.

On the ground floor is an exceptionally spacious principal bedroom with a high, beamed ceiling, fitted storage and reversible air conditioning. The entrance hall also gives access to a separate shower room with WC.

Upstairs are three further bedrooms, all with fitted storage, together with a bright family shower room with twin washbasins and heated towel rail, plus a separate WC.

Comfort is provided by reversible air conditioning powered by a heat pump, complemented by the wood-burning stove. The property also benefits from double glazing and a DPE rating of C.

Outside, the property sits within approximately 1.56 hectares, with plenty of room to enjoy the gardens and surrounding countryside. Approximately 2...