LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47431SGU46 Price: 160 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (147 500 EUR without fees)

Single-Storey Village Home – A French Escape Today, a Forever Home Tomorrow

EXCLUSIVE















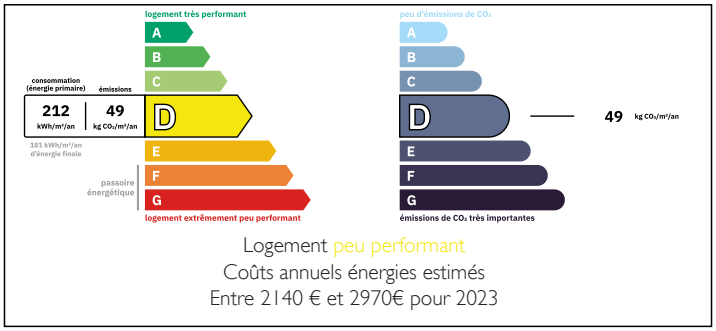
INFORMATION

Town:	Duravel
Department:	Lot
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	1360 m2

IN BRIEF

This is one of those properties where the possibilities are immediately apparent – single-storey living, wonderfully light rooms, a fully enclosed and secure garden with mature fruit trees, generous garages and storage, and the freedom to walk into a lively village rather than relying on the car for everything. Close to the River Lot and surrounded by beautiful countryside, it is also brilliantly placed for discovering the Lot Valley, the Dordogne and the wider southwest. A manageable renovation rather than an overwhelming project, with all the ingredients to become either a wonderfully easy French escape or the home you eventually decide never to leave.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2140 € et 2970€ 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.

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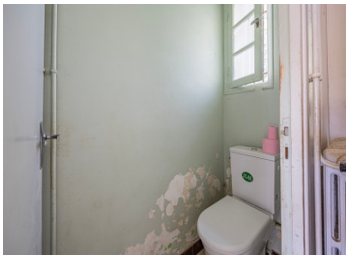
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NOTES

DESCRIPTION

There are houses that have already had every decision made for you – the new kitchen, the fashionable flooring, the carefully chosen paint colours – and then there are houses like this one: honest, light-filled and waiting for someone to see what it could become.

Set in Duravel, in the beautiful Lot Valley and within walking distance of the heart of this lively village, this detached single-storey home offers something increasingly difficult to find: manageable proportions, a fully enclosed garden, excellent outbuildings, everyday amenities close at hand and the opportunity to create a really appealing home without taking on an enormous renovation project.

The interiors offer plenty of scope for a new owner to put their own stamp on the house, but the important ingredients are already here: good proportions, abundant natural light and a wonderfully straightforward layout.

The house offers approximately 85.2m² of accommodation according to the DPE reference surface, with all of the principal living space on one level – a real advantage whether you are looking for an easy-to-manage holiday home or somewhere to settle permanently and enjoy for many years to come.

The lounge is a particularly attractive room. At approximately 21m², it has its original wooden floor and a wonderful run of glazed French doors filling the room with natural light and drawing the eye towards the garden. It is easy to imagine these doors thrown open on a summer morning, allowing the house and garden to become one relaxed living space.

Alongside is...