LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48017VGR47 Price: 645 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (608 491 EUR without fees)

Beautifully renovated stone home with over 8 hectares near Duras and Eymet

EXCLUSIVE















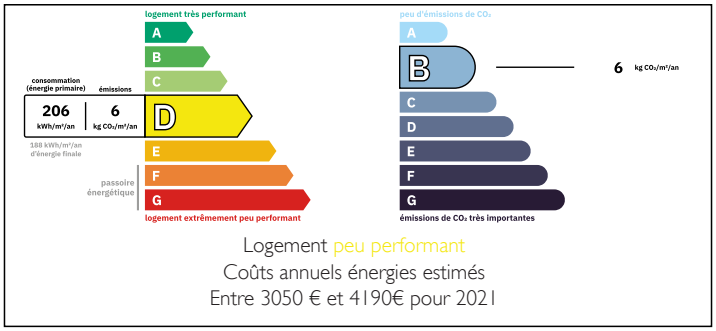
INFORMATION

Town:	Duras
Department:	Lot-et-Garonne
Bed:	3
Bath:	3
Floor:	300 m2
Plot Size:	81815 m2

IN BRIEF

Beautifully renovated stone house in a lovely rural setting, approached through electric gates and surrounded by paddocks, an orchard and a pond, with open countryside views. Double glazed throughout, it combines exposed stonework and impressive beams with generous, versatile accommodation. Highlights include a spectacular double-height living room, fitted kitchen with utility room, cosy snug with underfloor heating and a log burner, a downstairs bedroom/office and two upstairs bedroom suites. A striking timber gallery bridge overlooks the lounge, while a large upstairs space offers potential for further bedrooms or a studio. Approximately 172 m² of adjoining workshop, garage and storage space provides scope for additional accommodation, subject to permissions. Ideal for nature lovers or those with horses, with potential to add a pool. A beautiful blank canvas to personalise and enjoy.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3050 € et 4190€ 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:	**2357 EUR**

NOTES

DESCRIPTION

Beautifully renovated stone house combining traditional stonework with modern convenience. with Countryside views, landscaped garden with banana & olive trees, paddocks, a pond and extensive adjoining outbuildings.

Approached through stone piers with electric gates and a private driveway, this characterful stone property enjoys a lovely rural setting, surrounded by its own land and open countryside views. Paddocks, an orchard and a pond create an appealing setting for nature lovers and those wishing to keep horses or similar.

Inside is light bright and spacious with exposed stonework, travertine flooring, impressive timber beams and generous living spaces give the house its distinctive character, complemented by double glazing.

The entrance hall features attractive stonework and a charming traditional stone washbasin. To the right is a spacious room with wood-effect flooring, currently used as an office but equally suited to a ground-floor bedroom.

A generous snug of approximately 37m², with tiled flooring, underfloor heating and a wood-burning stove, provides a cosy retreat for winter evenings. This versatile room could also serve as an additional bedroom. Nearby is a shower room with WC, bidet, basin and heated towel rail.

Beyond the hallway, the house opens into an exceptional living room of approximately 62 m². Its soaring double-height ceiling, exposed roof timbers, stone walls and top of the range Godin 14Kw wood-burning stove create a wonderful space for relaxing and entertaining. A large arched glazed opening adds to the room's character and connects it visually with the grounds. Alongside is a fully fitted kitchen of approximately 25.5 m², with a separate back kitchen and utility room beyond.