

Exceptional! Fully renovated, 7 en-suite bedrooms, separate apartment, outbuildings, pool, garden with views.



## INFORMATION

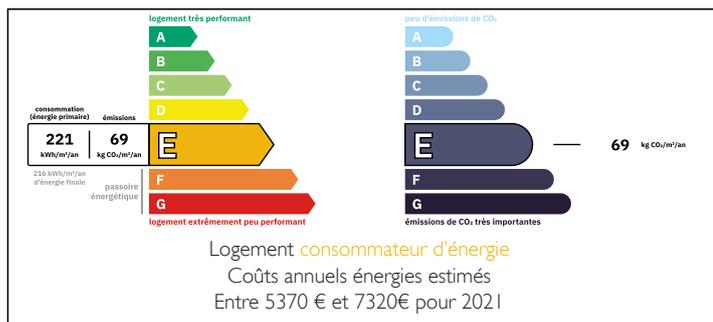
Town:	Duravel
Department:	Lot
Bed:	9
Bath:	9
Floor:	225 m2
Plot Size:	40340 m2

## IN BRIEF

No effort or expense have been spared to renovate this superb hide-away in the Lot countryside. The stunning main house overlooks the valley and its own garden and land. Here you will find the deluxe swimming pool with jacuzzi, and 2 ponds with natural springs beyond. There is a separate studio/atelier ideal for painting classes, yoga etc. The luxurious main house offers a professional kitchen, dining room, salon and 7 very comfortable en suite bedrooms. The 2 bedroom apartment is ideal for rentals or could be the owner's accommodation.

Currently run as a successful high quality B&B.

## ENERGY - DPE



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.



## DESCRIPTION

The property will be sold fully furnished as seen (except for some personal items), including cars, vans, fully furnished professional kitchen, garden equipment, etc. All current bookings, touroperator and travel agent contacts will be passed as well.

### MAIN PROPERTY:

#### GROUND FLOOR:

Kitchen 1: (14 m<sup>2</sup>), cold kitchen, fully equipped  
Kitchen 2: (21,1 m<sup>2</sup>), hot kitchen, fully equipped  
Dining room/living Room (55,5 m<sup>2</sup>) with original red tiles, beams, open atrium, staircase to mezzanine, fire place, double doors to terrace and garden  
WC: (2 m<sup>2</sup>)

Bedroom 1 (22 m<sup>2</sup>): 'White Lilly's Room', red tiles, beams, double doors to the terrace and garden. En suite bathroom with bath, shower, washbasin, wc.

Bedroom 2 (26,7 m<sup>2</sup>): 'Wheat Room', can be used as family room and is connected with Lilly Room. red tiles, beams, double doors to the terrace and garden. En suite bathroom with bath, shower, washbasin, wc.

Bedroom 3 (13,5m<sup>2</sup>): 'Lavender Room', double doors to the terrace and garden. En suite bathroom with bath, shower, washbasin, wc.

#### FIRST FLOOR:

Bedroom 4 (12 m<sup>2</sup>), 'Pine Room', with a solid wooden staircase up to a mezzanine and private bedroom with bathroom. Carpeted, beams, double windows to the garden. En suite bathroom with bath, shower, washbasin, wc.

#### PIGEONNIER:

Bedroom 5 (19 m<sup>2</sup>): 'Balcony Suite' tiled floor, fire place, original beams all the way open to the roof of the tower. Private terrace with views over the property. King size custom made bed. En suite bathroom with bath, shower, washbasin, wc.

Bedroom 6 (10,8 m<sup>2</sup>): 'Wisteria Room', Carpeted, beams,...

## LOCAL TAXES

Taxe foncière: **1956 EUR**

Taxe habitation: **EUR**

## NOTES