

**UNDER OFFER** Peace and quiet...enchanted renovated farmhouse, guest house and heated swimming pool near Duras

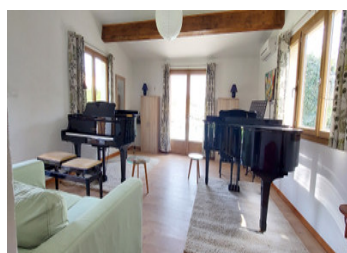


## INFORMATION

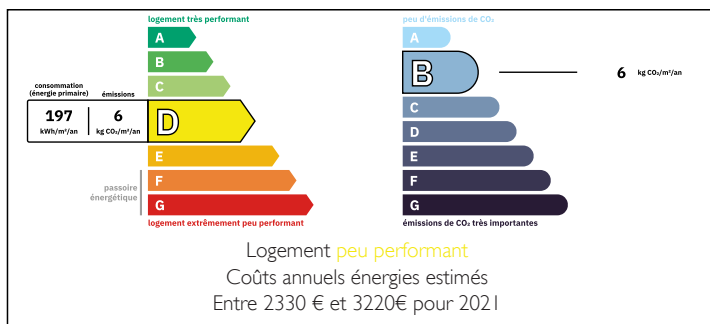
Town:	Duras
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	200 m2
Plot Size:	3795 m2

## IN BRIEF

Sit back, relax and breathe in the country air in this peaceful setting...this enchanting farmhouse with guest accommodation and a heated swimming pool is set in a quiet hamlet near Duras overlooking fields and within striking distance of all amenities

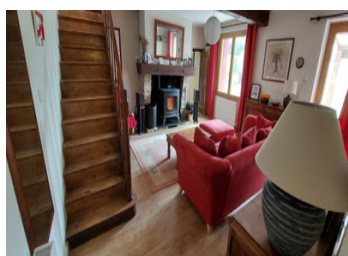


## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière:** 1188 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Tastefully renovated farmhouse with sun room: 3 bedrooms, 2 bathrooms, spacious kitchen / diner, a further reception room, utility room

A lovely guest house, 1 bedroom, 1 bathroom, kitchen / diner / lounge, separate reception area set within beautiful grounds; overlooking the heated pool

Bergerac Airport, Vigiers Golf and Country Club, Duras / Saint Foy-la-Grande / Eymet and Plum Village Monastery - all within reach

### FARMHOUSE:

Ground Floor:

Sun room  $3.84 \times 2.47 = 9.48\text{m}^2$

Open-plan kitchen / Diner / Living room  $7.95 \times 5.0 = 39.75\text{m}^2$

Living room  $5.25 \times 5.25 = 27.56\text{m}^2$

Corridor  $1.7 \times 2.4 = 4.08\text{m}^2$

Bathroom  $3.28 \times 2.85 = 9.35\text{m}^2$

Bedroom  $5.05 \times 2.96 = 14.95\text{m}^2$

Utility room  $4.78 \times 3.74 = 17.88\text{m}^2$  and Small attached Barn  $4.8 \times 3.53 = 16.94\text{m}^2$  (accessible via covered terrace)

External covered terrace overlooking garden and pool  $4 \times 7 = 28\text{m}^2$

First floor:

Corridor  $1.12 \times 5.19 = 5.81\text{m}^2$

Bathroom  $2.63 \times 2.58 = 6.79\text{m}^2$

Bedroom  $4.32 \times 3.98 = 17.19\text{m}^2$

Bedroom  $5.32 \times 3.85 = 20.48\text{m}^2$

### GUEST ACCOMODATION

Spacious living room overlooking pool area and garden  $5.2 \times 5.7 = 29.64\text{m}^2$