

Beautifully renovated stone gite complex with garden, woodland, swimming pool and views.



INFORMATION

Town:	Duras
Department:	Lot-et-Garonne
Bed:	16
Bath:	9
Floor:	711 m2
Plot Size:	17977 m2

IN BRIEF

A fabulous country home with 2 gites and outbuildings, in the south west of France, nestling in 17977 sqm of glorious land.

Situated a couple of kilometers from Duras with its superb chateau, in the north of the Lot et Garonne, 35km from Bergerac airport, 50km from Saint Emilion with its wines and 1 hour drive from Bordeaux.

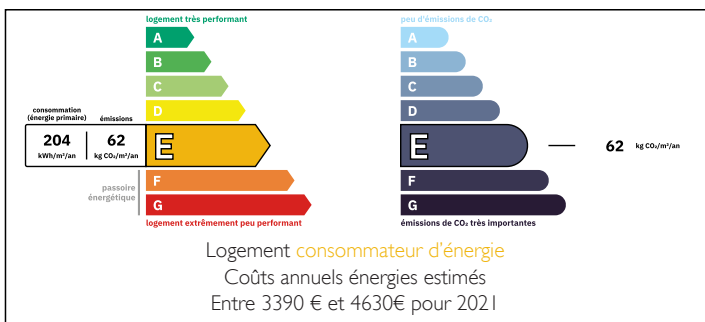
This 19th century property completely renovated with lots of taste by the present owners, offers modern comfort in old stone settings.

The 3 stone houses offer their own privacy whilst not being far from each other.

Possibly to transform one of the outbuildings into a reception area for wedding, birthday parties, etc, making it a complete rental property. It is a very profitable gite complex.



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: 3365 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This is beautifully, renovated stone property, with an opportunity for profitability and has lots of potential for more. Possibility for clamping, etc in a clearing (will have to ask permission to the town hall).

A wonderful find due to its location and standard of accommodation, all three houses are roomy and in excellent order throughout and has been developed into a successful business over the years.

The main house comprises over 252 sqm of living space

The main floor :

Living room - 25 sqm (with a lovely open chimney)

Dining and an open equipped kitchen - 31sqm

Bedroom - 18 sqm with a Dressing (3 sqm), shower room and toilet (6 sqm)

A studio - with kitchen and shower room and toilet - 30 sqm

1st floor :

Landing - 8 sqm

Bedroom - 21 sqm

Bedroom - 17 sqm

Bedroom - 16 sqm

Corridors - 16 sqm

Shower room -5 sqm

Toilet - 2 sqm

Bedroom - 15 sqm with a toilet and washbasin 2 sqm, it can also communicate with the downstairs studio making it into a (chambre hôte)

A courtyard of 60 sqm that leads to another set of rooms including :

Bedroom - 11 sqm

Shower room and toilet - 5 sqm

Laundry room - 11 sqm

There is an attic over this building.

The first gîte comprises over 309 sqm of living space.

Entrance hall - 14 sqm with a space for games room