

Beautiful 4 bed fully furnished stone property with pool and barns in small hamlet close to Duras

EXCLUSIVE



## INFORMATION

Town:	Villeneuve-de-Duras
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	198.24 m2
Plot Size:	4047 m2

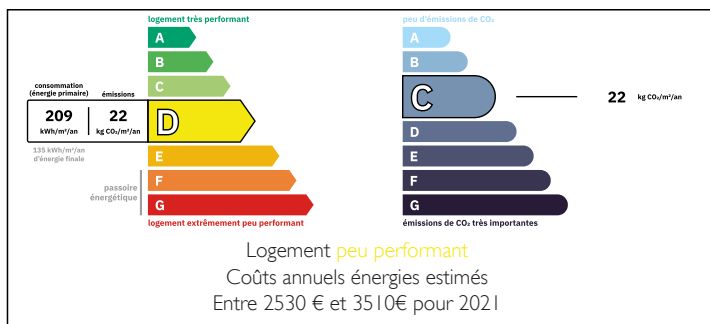


## IN BRIEF

This beautiful stone property is in a small hamlet between Duras and St Foy la Grande surrounded by vineyards yet only 40 mins from Bergerac airport. This stone property offers a rare combination of character and space and comes fully furnished ready to live in.

Boasting a gorgeous 12 x 5m swimming pool and terrace, it is perfectly placed to make the most of the views over the vines.

## 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.



## DESCRIPTION

With it's generously sized lounge / diner bathed in natural light from the large barn doors, offering a warm and inviting atmosphere, 3 good size bedrooms and a Philip Stark bathroom on the ground floor, this property is an ideal family or holiday home.

The property also benefits from a charming mezzanine 4th bedroom adding uniqueness to the property's layout plus a 2nd mezzanine area currently used as a 5th bedroom, but is a flexible space that adapts perfectly for study or play.

Outside, A pizza oven is next to a terrace set in the spacious garden perfect for entertaining.

The property comprises -

Entry Hall - Light and airy leading to two bedrooms, shower room and up two steps to the kitchen, and 3rd bedroom.

Lounge / Diner (approx 100m2), ideal entertainment space

- Terracotta Tiled with underfloor heating
- Vaulted Ceilings with wooden beams

Laundry room/storage - (approx 8m2)

- Terracotta tiled floor

Bathroom - (approx 12m2)

- Philip Stark bath, Vanity Unit, Rain Shower, WC, heated towel rail

- Tiled floor

Mezzanine bedroom 1 (approx 13m2)

- Exposed stone, wood beams

- carpet

Kitchen (approx 22m2)

- Terracotta tiled underfloor heating

- Door to breakfast terrace

Bedroom 2 (approx 12m2)

- Exposed stonework & wooden beams

- Terracotta tiled underfloor heating

Bedroom 3 (approx 11.5 m2)

- Painted wood beams

- Terracotta tiled floor

- Electric radiator

Shower room (approx 5m2)

- Shower, hand basin, WC, and electric towel rail

- Tiled floor

## LOCAL TAXES

**Taxe foncière: 1117 EUR**

**Taxe habitation: EUR**

## NOTES