

Stunning detached 3-bedroom home in a vibrant village, nestled on a peaceful street with breathtaking views.



## INFORMATION

Town:	Duravel
Department:	Lot
Bed:	3
Bath:	1
Floor:	102 m2
Plot Size:	1942 m2

## IN BRIEF

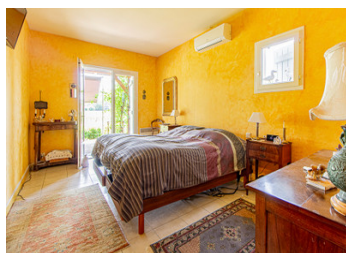
Your Dream French Home is Waiting!

Step into this beautifully presented, turnkey property, perfect for family living or your forever home.

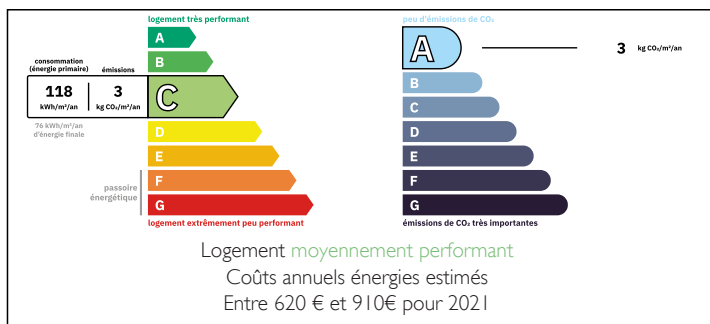
Boasting three spacious bedrooms, a large open-plan kitchen/dining/living area, garage, and an above-ground pool, this home is designed for effortless enjoyment. The stunning gardens with breathtaking vineyard views provide the perfect backdrop for relaxation.

Situated in a vibrant village with shops just a short stroll away, the property features 360-degree orientation and a large covered terrace—ideal for alfresco dining and soaking in the French lifestyle.

This charming home is ready for you to move in and start living your dream. Enjoy the ease and comfort



## 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.



## LOCAL TAXES

**Taxe foncière:** 1054 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Charming Energy-Efficient Home in Beautiful Duravel  
– The Perfect Blend of Comfort and Sustainability!

Enter this delightful property through a spacious parking area and a charming covered porch draped in wisteria. Step inside to a welcoming hallway leading to light-filled, airy rooms, all with double glazing and stylish tiled floors.

### Bright and Inviting Living Spaces

The heart of the home is the stunning lounge/dining area, with triple-aspect windows offering views over the front, side, and rear gardens. A cosy wood burner adds warmth and character. Through a large archway, the fully-equipped modern kitchen offers both style and practicality, with direct access to the rear terraces from the lounge, kitchen, and master bedroom, creating a seamless indoor-outdoor flow for entertaining or simply relaxing in the garden.

### Comfortable Bedrooms and Versatile Spaces

The home has three spacious bedrooms, each bright with large windows. One bedroom is currently used as an office and has direct access to the garage, which is presently used for storage but could easily be reinstated as the garage door is still in place and a side door leads to the garden.

### Outdoor Relaxation and Thoughtful Extras

The property boasts two large covered terraces at the rear, perfect for outdoor dining or relaxing while overlooking the established gardens and fruit trees. A garden shed provides practical storage for tools, while an above-ground pool and small technical centre offer a refreshing escape on sunny days. Solar lighting illuminates the well-laid pathways that surround the house.

### Eco-Friendly and Energy-Efficient