

Characterful stone house with independent guest cottage and swimming pool.



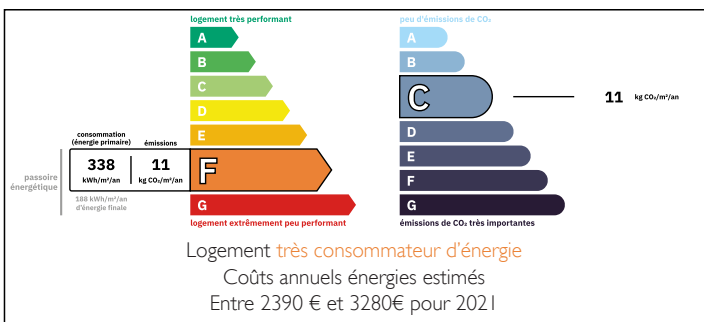
INFORMATION

Town:	Duras
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	125 m ²
Plot Size:	1540 m ²

IN BRIEF

Situated in a peaceful country hamlet only 8km from Duras, 20 km Eymet, 30 km Bergerac this attractive stone house is bursting with character, with an enclosed garden swimming pool and guest accommodation. The main house has a large farmhouse kitchen with fireplace, a sitting room with mezzanine overlooking the garden, a master bedroom with ensuite, a shower room and on the first floor a landing leading to two bedrooms. The guest cottage is spacious with a large living room / kitchen and a bedroom with ensuite and private balcony. A house full of character and charm.

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 main house (125 m²) Arranged over two floors, with exposed stone and beams. With electric radiators and a woodburning stove the accommodation comprises:

- + Entrance (7.83m²) tiled floor, stairs to first floor, exposed stone wall
 - + Farmhouse Kitchen / Dining Room (31m²) with wood burning stove
 - + Sitting room (33.24m²) with french doors overlooking the garden and stairs to first floor mezzanine (low beams)
 - + Shower Room / toilet (3.04m²) with wc, handbasin and shower
 - + Corridor to Bedrooms (2.99m²) tiled floor
 - + Dressing Room
 - + Master Bedroom (14.44m²) with wood floor
 - + En suite (3.34m²) with shower, wc and handbasin
- FIRST FLOOR
- + Landing (6.31m²)
 - + Bedroom 2 (11.47m²) with velux
 - + Bedroom 3 (11.86m²)

Guest Cottage (43.71m²)

- + Living Room with kitchen (27.06²) terracota floor, exposed stone and beams, french doors to garden
- + Bedroom (12.05²) exposed stone and beams, french doors to balcony
- + Ensuite (4.60²) with shower, handbasin and toilet

OUTSIDE

- + Swimming Pool 4 x 6
- + Two separate dining areas
- + Stone outbuilding housing utility room and old bread oven

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES