

STUNNING STONE ESTATE WITH POOLS, GARDENS, AND BUSINESS POTENTIAL IN THE LOT VALLEY



INFORMATION

Town:	Duravel
Department:	Lot
Bed:	10
Bath:	8
Floor:	600 m2
Plot Size:	8468 m2

IN BRIEF

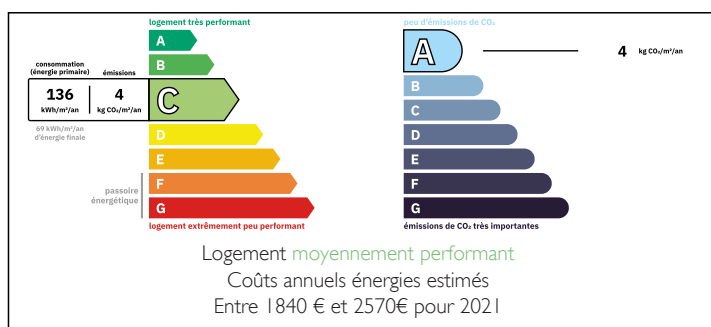
Situated in the picturesque Lot Valley, this exceptional estate features two separate properties, each with its own private pool and outdoor kitchen facilities, offering privacy and versatility. The beautifully landscaped gardens provide shaded retreats, while the layout includes separate entrances for the main house and gîte.

Perfect for investment, the property comes with a Restaurant License III and permission to construct additional holiday chalets, ideally located near Duravel's bustling summer attractions and local amenities. Modern, energy-efficient systems add to its appeal.

Explore the detailed description to uncover the full potential of this unique property!



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: 4986 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This breathtaking stone property, located in the heart of the Lot Valley, offers a lush and private setting. The estate spans approximately 600 m² of living space across two beautifully renovated stone buildings and a workshop/garage, all set on a magnificent 8,468 m² parcel.

The mature gardens feature century-old trees, olive trees, and fruit trees, creating shaded retreats throughout the grounds. The property benefits from two separate entrances, one for the main house and another for the gîte, ensuring privacy and convenience.

In the courtyard of the main house, you'll find a private owner's pool with a terrace, perfect for relaxation. Each property boasts outdoor kitchen facilities, with the main house featuring an extensive outdoor kitchen adjacent to the indoor kitchen, ideal for hosting large gatherings or enjoying al fresco dining.

Features

Two swimming pools: A 14m x 7m covered pool and a secondary pool (8m x 4m).

Terraces, a pétanque court, and beautifully landscaped gardens with natural water sources, allowing the pools to be filled every 15 days without using mains water.

A Restaurant License III, permitting alcohol service, and permission to construct six additional chalets, opening up vast potential for holiday rentals or a hospitality business.

Energy Efficiency: Both the main house and gîte are heated with pellet-burning stoves. The main residence also benefits from an OKOFEN Pelletronic pellet boiler, which can be remotely controlled, and reversible air conditioning for additional comfort.

This property is ideal for families seeking tranquility or investors looking to create a profitable holiday destination.

Location and...