

Beautifully renovated farmhouse with swimming pool, guest gite and outbuilding near Duras

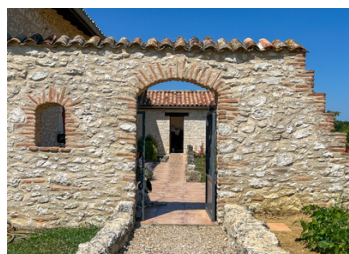


INFORMATION

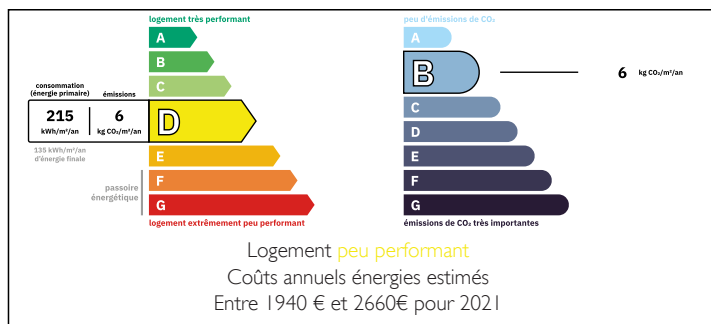
Town:	Duras
Department:	Lot-et-Garonne
Bed:	9
Bath:	4
Floor:	409 m2
Plot Size:	27000 m2

IN BRIEF

Come and discover this delightful, fully renovated longère with private swimming pool, gite and stone outbuilding, all set in 2.7 hectares of land surrounded by the surrounding countryside, 10 minutes from the services and shops of Duras and St Foy La Grande, 15 mins from Eymet and 30 minutes from Bergerac and its airport.



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

First floor :

Entrance (9.70 m²)

Kitchen - Dining room (35 m²)

Living room (53 m²)

Hallway (6.5 m²)

Bedroom 1 (20 m²)

Shower room (9.7 m²)

WC (1.7 m²)

Second floor :

Study (16.8 m²)

Bedroom 2 (16 m²)

Bedroom 3 (18.4 m²)

Bedroom 4 (21.8 m²)

Shower room with WC (5.3 m²)

Adjoining the house

Storeroom/laundry room (7 m²)

Wine cellar (3.8 m²)

Gîte :

Entrance (8 m²)

Kitchen (31.3 m²)

Living room (35 m²)

Laundry/boiler room (4.4 m²)

Bedroom 1 (15 m²)

Shower room/WC (4.5 m²)

Second floor :

Mezzanine (11 m²)

Bedroom 2 (31 m²)

Bedroom 3 (12.8 m²)

Bathroom/WC (6 m²)

Bedroom 4 (10.7 m²)

Bedroom 5 (12.1 m²)

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

LOCAL TAXES

Taxe foncière: 1538 EUR

Taxe habitation: EUR

NOTES