Beautiful stone gite complex, with a brand new roof and 2 swimming pools close to Duras
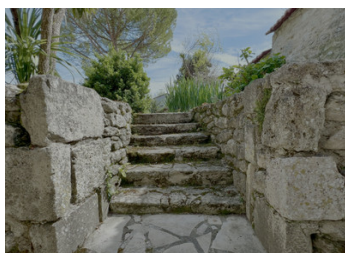

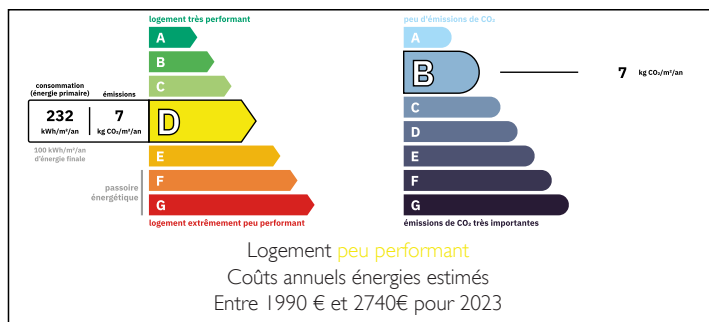## INFORMATION

Town:	Duras
Department:	Lot-et-Garonne
Bed:	5
Bath:	6
Floor:	275 m2
Plot Size:	4756 m2

IN BRIEF

A vast renovated farmhouse comprising 3 independent dwellings, two swimming pools and 4,756 m² of surrounding garden. Quietly situated in a rural hamlet just a few minutes, 5km. drive from all amenities in Duras (historic town with chateau) and a renowned golf course, a comfortable home and business in a superb setting. Bergerac airport is 40 mins away.

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.

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DESCRIPTION

A vast renovated farmhouse comprising 3 independent dwellings, two swimming pools and 4,756 m² of surrounding garden. Quietly situated in a rural hamlet just a few minutes, 5km. drive from all amenities in Duras (historic town with chateau) and a renowned golf course, a comfortable home and business in a superb setting. Bergerac airport is 40 mins away.

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

LOCAL TAXES

Taxe foncière:	2780 EUR
Taxe habitation:	EUR

NOTES