

Tranquillity assured with this elegant 5 bed property surrounded by 18Hectares (45 acres) of land

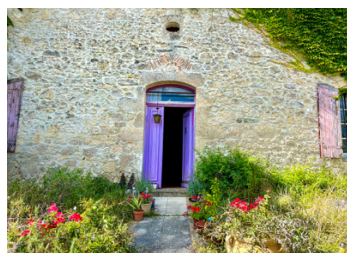


INFORMATION

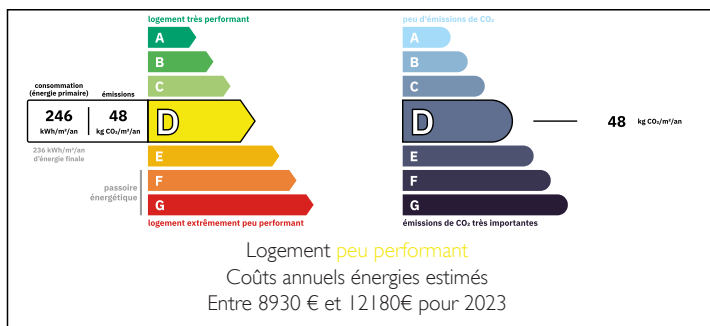
Town:	Duras
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	400 m2
Plot Size:	183712 m2

IN BRIEF

Situated at the end of a long country track, this exceptional property is surrounded by wooded grounds, open fields, and two large ponds, offering peace and rustic charm in abundance. Full of character, it features a delightful pigeonier, generously proportioned rooms, and original details such as terracotta floors, exposed stone, and beams. The ground floor includes an entrance hall, spacious dining room with stone fireplace, farmhouse kitchen, sitting room, second salon, downstairs bedroom, and a cellar. On the first floor are four further bedrooms—one with ensuite—a family bathroom, and a large room with scope to create an additional master suite. A substantial barn together with several stone outbuildings provide excellent opportunities for expansion or conversion. Conveniently located between Duras (13 km) and Marmande (11 km), and just 7 km from the charming hilltop village of Monteton, this is...



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

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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