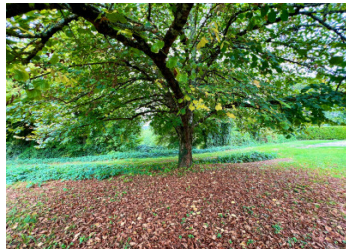


19th Century Farmhouse with Over 9 Hectares in 47120 Village



INFORMATION

Town:	Duras
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	90336 m2



IN BRIEF

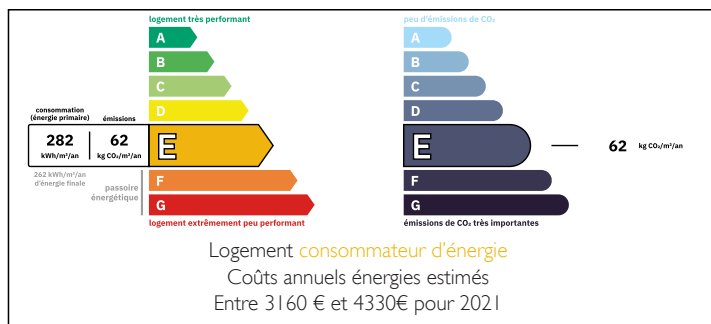
This 19th Century Farmhouse with over 9 hectares of Land offers an opportunity to own a slice of authentic rural life in the heart of the Lot-et-Garonne.

This former farmhouse dates back to the 1800s and is ideal for those seeking space, and/or potential for smallholding or eco-tourism projects.

Key Features:

- Traditional built house with original features
- Over 9 hectares of land including meadows, mature trees, and woodland
- Peaceful rural setting
- Outbuildings and storage barns offering scope for renovation
- Mature trees add character and shade
- Lavender-blue shutters and wooden windows
- Traditional fireplace
- Ample space for a pool, horses, vegetable plots, or

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:	2000 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Renovation Potential:

While the property is more than habitable as-is, there is excellent potential to modernise or expand, especially with the generous land and multiple stone outbuildings. It is perfect for creating a family home, guest accommodation, or a countryside retreat.

Location:

Positioned in a quiet and friendly village, the property is within easy reach of bakeries, local wine producers, and cultural attractions. Bergerac airport is around 40 minutes away, and Bordeaux can be reached in under 90 minutes.

The property includes approximately 170m² of habitable living space.

Ground Floor

kitchen (31m²)

utility/shower-plumbing for washing machine, shower (6m²)

living Room - tiled floor, fireplace French doors to garden, (27m²)

Bedroom -tiled floor, exposed beams (23m²)

Attached barn - potential to include into habitable space (85m²)

First Floor

1st bedroom - wooden floor, beams (25m²)

Landing in between the 2 bedrooms, wooden floor beams (25m²)

2nd Bedroom- wooden floor, beams (20m²)

Bathroom- tiled floor, WC, BD

Pigeonnier -potential gîte

Principal room (29m²)

Vestibule (7m²)

Wet room (7m²)

Outside

Potential summer kitchen - linking pigeonier and