

Character Stone Property • Near Duras



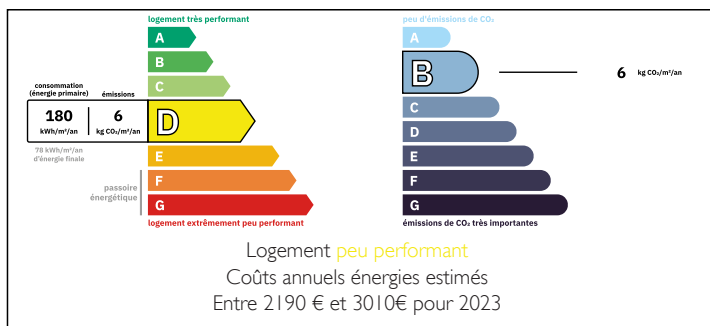
INFORMATION

Town:	Esclottes
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	160 m2
Plot Size:	1468 m2

IN BRIEF

Rare opportunity. Ideally positioned in an elevated setting just 5 minutes from Duras, this superb stone property was built in 2006 on the ruins of an 18th-century fortified house. Combining modern comfort with the charm of period features, including exposed beams and a fireplace, it offers high-quality accommodation throughout.

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

A delightful conservatory opens into a spacious, light-filled living room and a fully equipped country-style kitchen. The ground floor comprises two bedrooms, a large family bathroom and a utility room. Upstairs are two further bedrooms, a bathroom and a sitting room, leading to an impressive 40 m² space ready to be transformed into a principal suite, studio or workshop.

Outside, the peaceful garden is bordered by open countryside and planted with fruit trees and roses. A 46 m² double garage and a substantial outbuilding complete this unique property.

Conveniently located close to transport links, with Bergerac Airport just 45 minutes away and Bordeaux approximately 1 hour 30 minutes by car. Floor plan available on request.

LOCAL TAXES

Taxe foncière: 1200 EUR

Ground Floor

Open plan sitting/ dining 38m²
 Kitchen 10m²
 Utility Room 3m²
 WC 2m²
 Bathroom 10m²
 1 office/Bedroom 12m²
 2 Bedroom 15m²

First Floor

Sitting room 20 m²
 Attic room/ studio 40 m²
 3 bedroom 12 m²
 4 Bedroom 16 m²
 Bathroom 10m²
 Hallway 5m²
 WC 2m²

Other

Plot size 1438m²
 Double Garage 46m²
 Outbuilding attached to Garage 50m²

NOTES