

Character Stone Village House with Roof Terrace and Far-Reaching Views

EXCLUSIVE

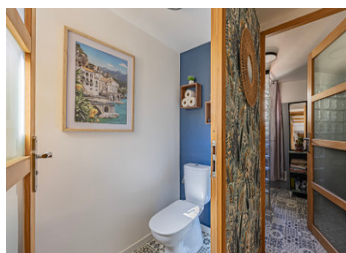


INFORMATION

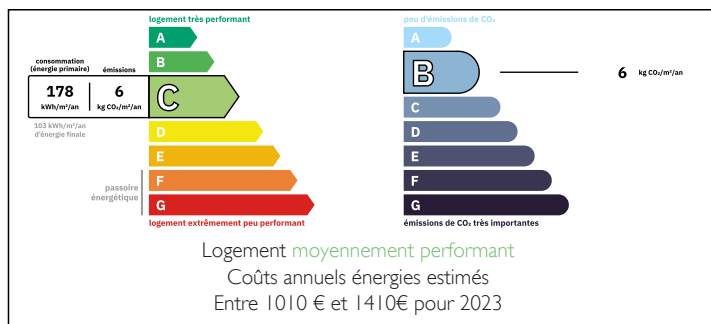
Town:	Duravel
Department:	Lot
Bed:	1
Bath:	1
Floor:	63 m2
Plot Size:	47 m2

IN BRIEF

Beautifully renovated stone village house offering approximately 78.5 m² of living space, a private courtyard terrace, versatile cellar/store room and a spectacular 28.6 m² roof terrace with far-reaching countryside views. Featuring a spacious open-plan living area with pellet-burning range cooker, reversible air conditioning throughout the property and potential to create a ground-floor bedroom, this charming home is equally suited as a permanent residence, holiday retreat or downsizing opportunity. Situated in the centre of the thriving village of Duravel, with amenities within walking distance and excellent transport links for overseas owners.

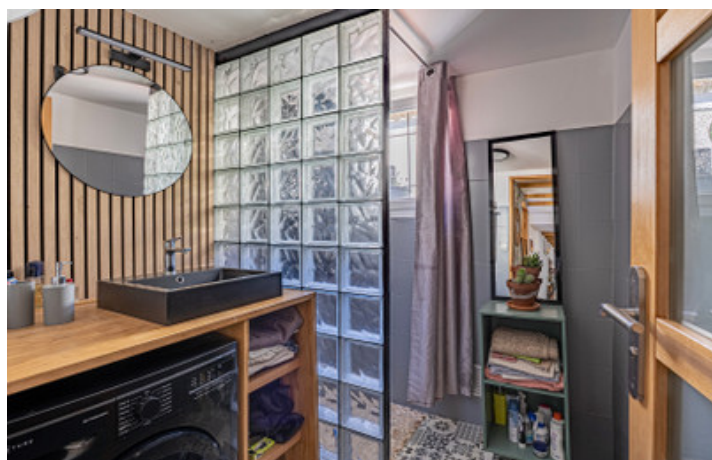


ENERGY - DPE



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

Behind its attractive stone façade and traditional shutters lies a home that has been thoughtfully renovated to combine authentic Quercy character with modern comfort. Tastefully decorated throughout, the property successfully blends exposed stonework and traditional features with contemporary styling, creating a welcoming home ready to enjoy immediately.

The ground floor centres around a spacious open-plan kitchen and living area of approximately 32.5 m². Filled with natural light, this sociable room forms the heart of the house and provides an ideal setting for both everyday living and entertaining. The fitted kitchen integrates seamlessly with the dining and living areas, whilst exposed stone walls add warmth and character.

Taking pride of place is an attractive pellet-burning range cooker, providing economical and environmentally friendly heating whilst creating a cosy focal point during the cooler months. Combined with the property's reversible air conditioning system, which serves the accommodation, the house offers comfortable year-round living whatever the season.

A modern shower room incorporating laundry facilities and a separate WC complete the ground floor accommodation.

To the rear of the property is a substantial cellier/store room of approximately 11.4 m². Currently used for storage and workshop space, this versatile room presents exciting potential for conversion into a ground-floor bedroom suite, subject to any necessary permissions. This flexibility offers particular appeal to downsizers, retirees or those looking to future-proof the property.

The private courtyard terrace extends the living space outdoors and provides a sheltered and intimate setting for morning coffee, outdoor dining

LOCAL TAXES

Taxe foncière: **782 EUR**

NOTES