

UNDER OFFER Peace and quiet...enchanted renovated farmhouse, guest house and heated swimming pool near Duras

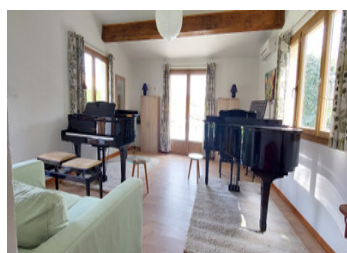
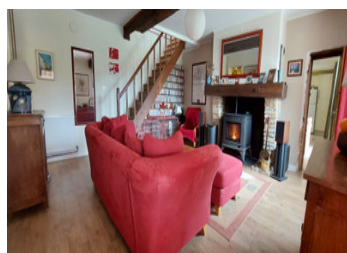


INFORMATION

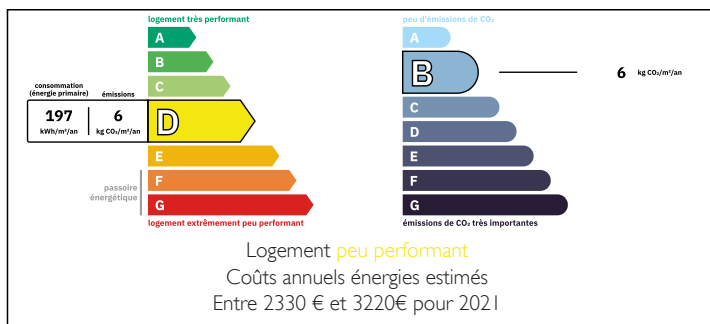
Town:	Duras
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	200 m2
Plot Size:	3795 m2

IN BRIEF

Sit back, relax and breathe in the country air in this peaceful setting...this enchanting farmhouse with guest accommodation and a heated swimming pool is set in a quiet hamlet near Duras overlooking fields and within striking distance of all amenities

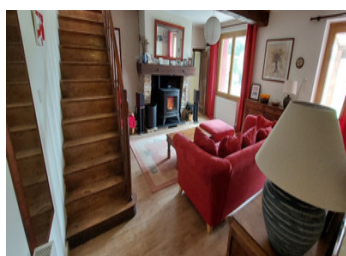


ENERGY - DPE



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: 1188 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Tastefully renovated farmhouse with sun room: 3 bedrooms, 2 bathrooms, spacious kitchen / diner, a further reception room, utility room

A lovely guest house, 1 bedroom, 1 bathroom, kitchen / diner / lounge, separate reception area set within beautiful grounds; overlooking the heated pool

Bergerac Airport, Vigiers Golf and Country Club, Duras / Saint Foy-la-Grande / Eymet and Plum Village Monastery - all within reach

FARMHOUSE:

Ground Floor:

Sun room $3.84 \times 2.47 = 9.48\text{m}^2$

Open-plan kitchen / Diner / Living room $7.95 \times 5.0 = 39.75\text{m}^2$

Living room $5.25 \times 5.25 = 27.56\text{m}^2$

Corridor $1.7 \times 2.4 = 4.08\text{m}^2$

Bathroom $3.28 \times 2.85 = 9.35\text{m}^2$

Bedroom $5.05 \times 2.96 = 14.95\text{m}^2$

Utility room $4.78 \times 3.74 = 17.88\text{m}^2$ and Small attached Barn $4.8 \times 3.53 = 16.94\text{m}^2$ (accessible via covered terrace)

External covered terrace overlooking garden and pool $4 \times 7 = 28\text{m}^2$

First floor:

Corridor $1.12 \times 5.19 = 5.81\text{m}^2$

Bathroom $2.63 \times 2.58 = 6.79\text{m}^2$

Bedroom $4.32 \times 3.98 = 17.19\text{m}^2$

Bedroom $5.32 \times 3.85 = 20.48\text{m}^2$

GUEST ACCOMODATION

Spacious living room overlooking pool area and garden $5.2 \times 5.7 = 29.64\text{m}^2$