

Charming Domaine with Two Houses, Two Pools and Unique Development Potential



INFORMATION

Town:	Duravel
Department:	Lot
Bed:	10
Bath:	8
Floor:	600 m2
Plot Size:	8468 m2

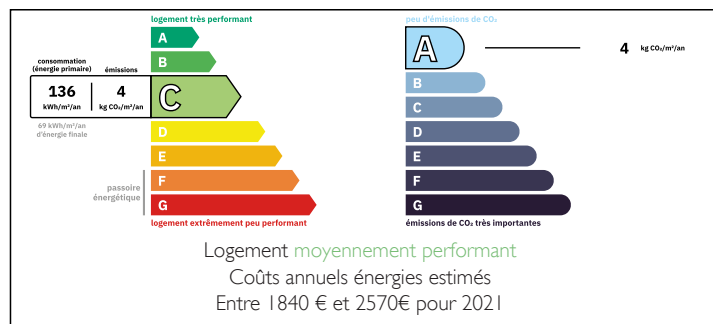
IN BRIEF

An Exceptional Domaine in the Lot Valley – Two Residences, Two Pools, and Endless Possibilities

In the heart of the vineyards, this rare estate offers a world of charm and opportunity. Behind its ancient gates lie two beautifully restored stone houses with their own pools, set within magnificent grounds of nearly a hectare. Designed for inter-generational living or a boutique business, the domaine combines elegance with practical potential: expansive interiors, shaded gardens with natural water, and full permissions for further development.

A property that balances romance and enterprise in one of France's most celebrated regions — discover the full details to see just how remarkable this opportunity 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

Tucked away in the very heart of the Lot Valley, this remarkable stone estate offers a rare combination of history, elegance, and opportunity. Behind its ancient gates lie two exquisitely renovated stone houses, together providing around 600 m² of living space, enhanced by a large workshop/garage and set within 8,468 m² of lush, private grounds.

This is a property that effortlessly bridges worlds: a refined family home or multi-generational retreat on the one hand, and on the other, an exciting foundation for a thriving hospitality business.

Gardens and Setting

The mature parkland is a tapestry of shady retreats, with century-old oaks, graceful olive trees, and fruit trees heavy with promise. Two separate entrances discreetly divide the main residence from the gîte, ensuring privacy and ease of use whether for family, guests, or paying clients.

At the heart of the courtyard, the owner's private pool and sun terrace create an intimate haven, while a second, covered 14m x 7m pool offers year-round enjoyment. Both properties are equipped with summer kitchens, the main house boasting an impressive outdoor dining space beside its interior kitchen – an entertainer's dream.

Natural springs on the land allow the pools to be replenished every fortnight without reliance on mains water, a gift as practical as it is rare. Terraces, landscaped walks, and a pétanque court complete this idyllic picture of French country life.

Unique Business Potential

For those with vision, this estate offers more than beauty.

Restaurant Licence III permits the service of alcohol.

LOCAL TAXES

Taxe foncière: **4986 EUR**

Taxe habitation: **EUR**

NOTES