

Exceptional property with breath-taking elevated views, landscaped gardens, swimming pool only 3km Duras



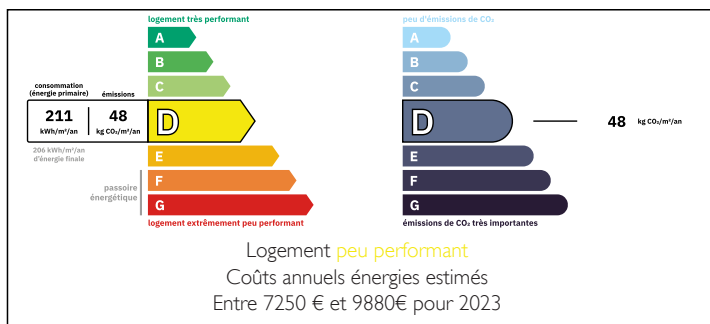
## INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Duras          |
| Department: | Lot-et-Garonne |
| Bed:        | 4              |
| Bath:       | 3              |
| Floor:      | 320 m2         |
| Plot Size:  | 3350 m2        |

## IN BRIEF

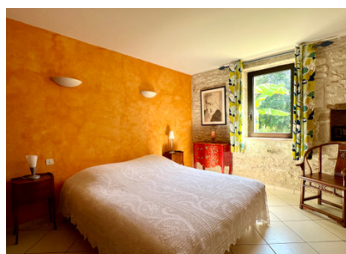
Tucked away at the end of a country lane that winds up the hillside, this enchanting property enjoys panoramic views from all sides. Surrounded by a vibrant, flower-filled garden and featuring a large swimming pool, the house has been extensively renovated and modernised in recent years. Highlights include a breathtaking living room with a cathedral ceiling and a veranda that overlooks the pool. The spacious accommodation offers four bedrooms, three bathrooms, and a generous kitchen-dining area. Ideally located just 3 km from the charming town of Duras and only 39 minutes from Bergerac airport.

## 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: 1614 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

This charming country residence on the outskirts of Duras offers a harmonious blend of traditional character and modern comfort. Benefitting from double glazing, oil-fired central heating, and underfloor heating in the most recently renovated areas, the property is ideally suited for year-round living. The accommodation includes:

**Magnificent Living Room (110 m<sup>2</sup>)** Recently renovated, this stunning space is truly the heart of the home. With a double-height ceiling, exposed stone walls, timber beams, and a beautiful stone fireplace, it exudes rustic elegance. Large arched, floor-to-ceiling patio doors in the adjoining conservatory open directly onto the pool area, flooding the space with light. A staircase leads to a mezzanine above.

**Mezzanine Bedroom/Office (52 m<sup>2</sup>)** Currently used as an open-plan office or bedroom, this generous space could easily be reconfigured to create two additional bedrooms or a spacious master suite with en-suite bathroom.

**Kitchen – Dining Room (40 m<sup>2</sup>)** A welcoming and practical space for family meals and entertaining. Above the kitchen is a mezzanine level offering further potential for conversion into additional accommodation.

**Corridor to Bedroom Wing (8 m<sup>2</sup>)**

**Bedroom 2 (15 m<sup>2</sup>)** Features an exposed stone wall adding warmth and character.

**Bedroom 3 (14.25 m<sup>2</sup>)** Includes patio doors leading out to an east-facing terrace.

**Shower Room** Equipped with a shower, antique-style hand basin, and heated towel rail.

**Separate WC (1.56 m<sup>2</sup>)**

**Entrance Hall (12.61 m<sup>2</sup>)**

**Storage Area** Provides access to the garden room and stairs to the master suite.

**Utility Room / Boiler Room (8.25 m<sup>2</sup>)**

**Additional Shower Room (4.52 m<sup>2</sup>)** With shower and...