

Beautiful, tranquil stone home with wrap-around terrace, pool, gîte and captivating countryside views



INFORMATION

Town:	Duras
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	235 m2
Plot Size:	10000 m2



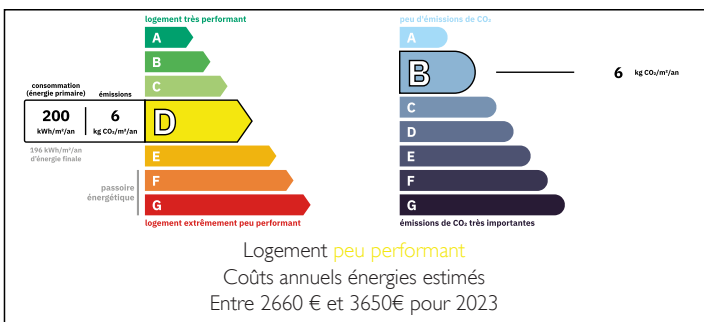
IN BRIEF

In a peaceful countryside setting, this beautifully restored stone home enjoys an elevated position with mesmerising views towards a distant hilltop village. Calm and private, yet close to the bastide towns of Duras and Eymet, it perfectly blends character and comfort.

Light-filled living spaces open onto a spacious wrap-around terrace, ideal for outdoor dining and relaxation. The ground floor includes a generous kitchen-dining room, inviting living room with pellet-burner, second reception and guest cloakroom/WC. Upstairs are a principal suite with dressing room and en-suite, two double bedrooms, and a bathroom.

Across a charming courtyard with flower beds and an olive tree, the converted dovecote offers delightful guest accommodation. Outbuildings include a utility area, tech room and garage, set

ENERGY - DPE



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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

Property Description

Tucked away in a peaceful countryside setting, this beautiful stone home combines timeless character with modern comfort. Its elevated position offers mesmerising views towards a distant hilltop village, while the extensive wrap-around terrace invites relaxed outdoor living from sunrise to sunset.

The main house is light, welcoming and carefully restored, with exposed stone, beams and tiled floors lending warmth throughout. The ground floor flows naturally from a generous kitchen–dining room into a spacious living room with pellet-burner, and a second reception area that can serve as a study or snug. Upstairs, the principal suite includes a dressing room and en-suite shower room, alongside two further double bedrooms and a family bathroom. All upstairs windows — and those in the kitchen and lounge — are fitted with fly screens for added summer comfort.

Heating is provided by an efficient wood-pellet boiler installed in 2022, which can be monitored and adjusted remotely — combining eco-efficiency with convenience.

Across a charming courtyard planted with flowers and olive trees lies the converted dovecote, now an independent gîte with its own pellet stove, open-plan living area, ground-floor bedroom and shower room, and a mezzanine bedroom beneath the beams — ideal for guests or seasonal rental.

Beyond the courtyard are over 250 m² of outbuildings, offering excellent scope to create a superb summer kitchen beside the pool, a studio or hobby room, classic car storage, or even further accommodation (subject to planning).

Nearby stands a further ancient stone outbuilding, thought to date from the...

LOCAL TAXES

Taxe foncière: 2400 EUR

Taxe habitation: EUR

NOTES