



## STUNNING STONE ESTATE WITH POOLS, GARDENS, AND BUSINESS POTENTIAL IN THE LOT VALLEY

STUNNING STONE ESTATE  
WITH POOLS, GARDENS,  
AND BUSINESS POTENTIAL  
IN THE LOT VALLEY...



PROPERTY FACT FILE	
REFERENCE	A33505SGU46
PRICE	€ 799,000 £ 662,890* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	8
ACCOMMODATION	600 m <sup>2</sup>
LAND	8468 m <sup>2</sup>
TOWN	Duravel
DEPARTMENT	Lot
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Land with CU
CONDITION	
FEATURES	Swimming Pool, Private parking, Barns - outbuildings
*Price based on current exchange rate which is subject to change	



- Prime Location
- Income Potential
- Tastefully Renovated
- Two Private Pools
- Restaurant License III and planning permission

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Situated in the picturesque Lot Valley, this exceptional estate features two separate properties, each with its own private pool and outdoor kitchen facilities, offering privacy and versatility. The beautifully landscaped gardens provide shaded retreats, while the layout includes separate entrances for the main house and gîte.

## DESCRIPTIF

This breathtaking stone property, located in the heart of the Lot Valley, offers a lush and private setting. The estate spans approximately 600 m<sup>2</sup> of living space across two beautifully renovated stone buildings and a workshop/garage, all set on a magnificent 8,468 m<sup>2</sup> parcel.

The mature gardens feature century-old trees, olive trees, and fruit trees, creating shaded retreats throughout the grounds. The property benefits from two separate entrances, one for the main house and another for the gîte, ensuring privacy and convenience.

In the courtyard of the main house, you'll find a private owner's pool with a terrace, perfect for relaxation. Each property boasts outdoor kitchen facilities, with the main house featuring an extensive outdoor kitchen adjacent to the indoor kitchen, ideal for hosting large gatherings or enjoying al fresco dining.

### Features

Two swimming pools: A 14m x 7m covered pool and a secondary pool (8m x 4m).

Terraces, a pétanque court, and beautifully landscaped gardens with natural water sources, allowing the pools to be filled every 15 days without using mains water.

A Restaurant License III, permitting alcohol service, and permission to construct six additional chalets, opening up vast potential for holiday rentals or a hospitality business.

Energy Efficiency: Both the main house and gîte are heated with pellet-burning stoves. The main residence also benefits from an OKOFEN Pelletronic pellet boiler, which can be remotely controlled, and reversib

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33505SGU46>

COMPLETE FILE AND PHOTO ON REQUEST

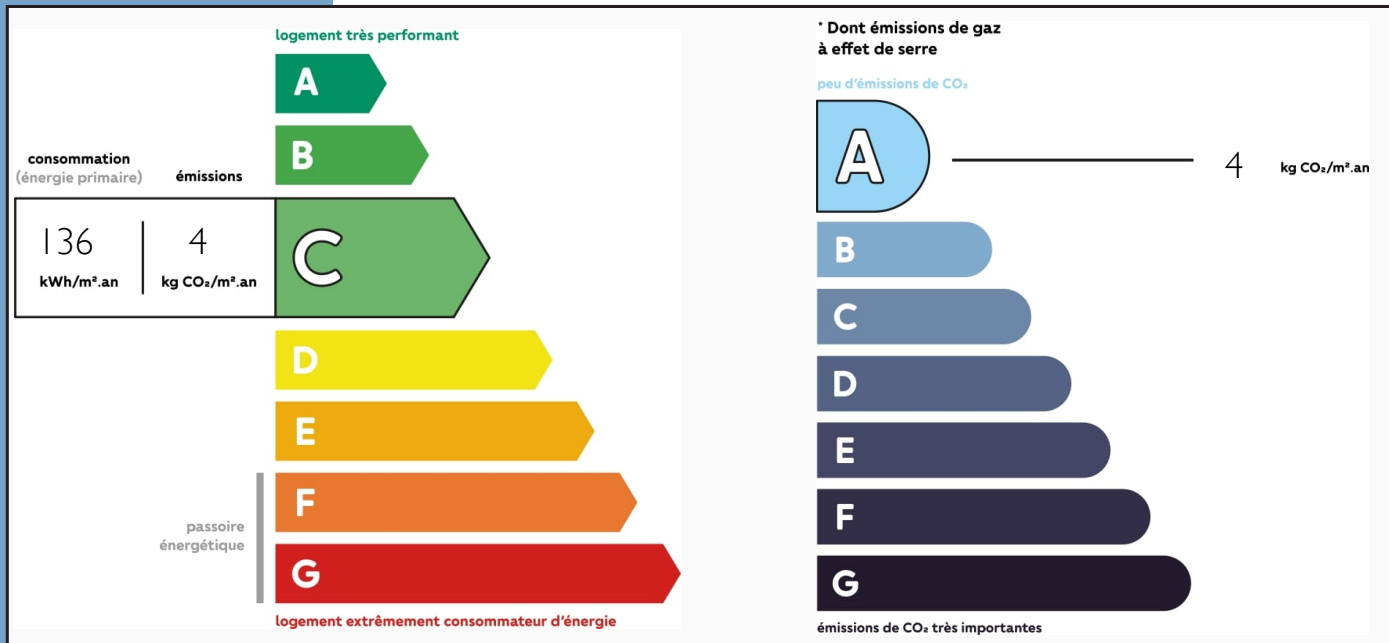


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A33505SGU46  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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