LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



SUBSTANTIAL 7-BEDROOM COUNTRY HOME WITH POOL, VINEYARD AND EQUIPPED CHAI. FORMER CHAMBRE D'HÔTES

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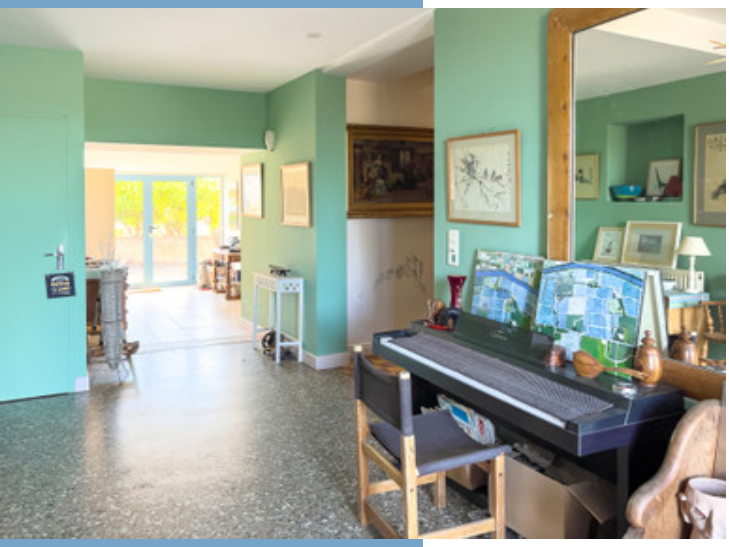




PROPERTY FACT FILE

REFERENCE	A20915AT47
PRICE	€ 583,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (550 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	7
ACCOMMODATION	297 m²
LAND	172201 m²
TOWN	Duras
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Garage

*Price based on current exchange rate which is subject to change





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- 7-bed home with 5 former B&B suites
- Approx. 13.5 ha classified as vineyard + chai
- Pool and terraces.
- Solar panels cover current electricity use
- Proven hospitality & creative business history

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An opportunity to acquire a former wine estate and successful chambre d'hôtes, equally suited to life as a substantial private country home.

The current owners came to south-west France with a dream of

DESCRIPTION

The house offers approximately 300m² of accommodation, arranged particularly well for combining private and guest space while remaining equally suitable as one substantial seven-bedroom family home.

The former guest area opens from a spacious stone-floored hall. An atelier with sink and large window reflects the property's artistic past and remains ideal for painting, crafts or workshops; behind it is a utility/boiler room, with a WC also serving this part of the house.

An air-conditioned guest sitting/dining room has patio doors towards the terrace and swimming pool, with an adjoining kitchenette. Five former guest bedrooms occupy this side of the house: two on the ground floor, including one with garden access and dressing area, and three upstairs. All have private bathroom or shower-room facilities.

The owners' accommodation provides a separate living area with office, WC and a large open-plan kitchen, dining and sitting room. Upstairs are two further en-suite bedrooms. Two staircases allow the different parts of the house to work together or with a useful degree of separation.

Outside, the pool and terraces provide the focus for summer living. After many years in the same ownership, parts of the house and grounds would benefit from refreshing, but the scale and character offer excellent foundations for bringing the estate back to life.

The vineyard is currently worked by a local vigneron, allowing future owners to retain an agricultural arrangement or explore re...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A20915AT47

COMPLETE FILE AND PHOTO ON REQUEST

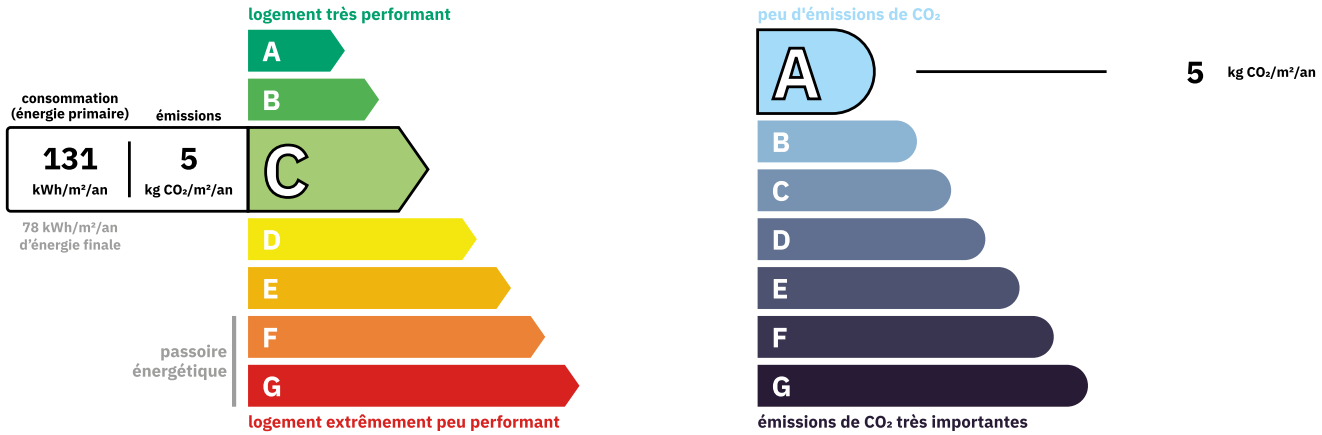
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 3770 € and 5180€ for 2022

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A20915AT47
FILE COMPLETE AND PHOTOS ON REQUEST

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