





CHARMING DOMAINE WITH TWO HOUSES, TWO POOLS AND UNIQUE DEVELOPMENT POTENTIAL

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PROPERTY FACT FILE

REFERENCE A33505SGU46

PRICE € 737,500 £ 0*

*agency fees to be paid by the seller

BEDROOM 10

BATHROOM 8

ACCOMMODATION 600 m²

LAND 8468 m²

TOWN Duravel

DEPARTMENT

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

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

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 $14m \times 7m$ 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,...

More Online :

https://leggettprestige.com/luxury-property-for-sale/view/A33505SGU46
COMPLETE FILE AND PHOTO ON REQUEST

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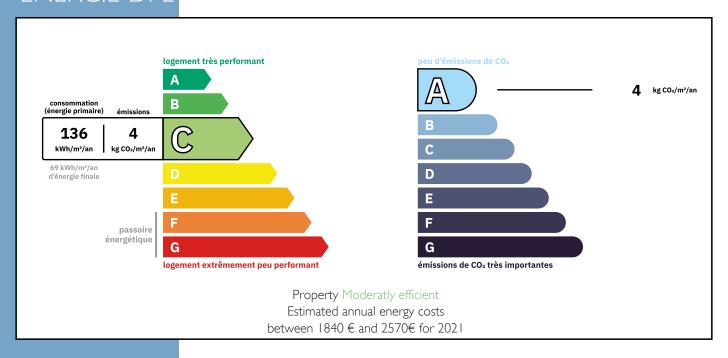




CHARMING DOMAINE WITH TWO HOUSES, TWO POOLS AND UNIQUE DEVELOPMEN POTENTIAL Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fir/

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ENERGIE-DPE



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CONTACT

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