

NEAR DURAS & EYMET – CHARACTER STONE HOME WITH SPACIOUS INDEPENDENT GÎTE, POOL, 1 HA AND PANORAMIC VIEWS

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

NEAR DURAS & EYMET – CHARACTER STONE HOME WITH SPACIOUS INDEPENDENT GÎTE, POOL, 1 HA AND PANORAMI...





PROPERTY FACT FILE

REFERENCE	A40621AT47
PRICE	€ 595,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	235 m²
LAND	10000 m²
TOWN	Duras
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Campagne
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

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





LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- Peaceful setting with panoramic views
- Spacious independent gîte
- 10 × 5 m pool & landscaped gardens of 1 ha
- 250 m²+ outbuildings with potential
- Easy access to airports, golf and bastide towns

NEAR DURAS & EYMET – CHARACTER STONE HOME WITH SPACIOUS INDEPENDENT GÎTE, POOL, 1 HA AND PANORAMI...

Ref : A40621AT47

In a peaceful countryside setting near Duras and Eymet, this beautifully restored stone home enjoys an elevated position with far-reaching views towards a distant hilltop village. Calm and private, it combines character, comfort and generous outdoor living.



DESCRIPTION

Set in peaceful countryside near Duras and Eymet, this beautifully restored stone property enjoys an elevated position with far-reaching views towards a distant hilltop village. Private without being isolated, it combines character, comfortable year-round living and generous outdoor space.

The main house is light and welcoming, with exposed stone, beams and tiled floors. A spacious kitchen-dining room and double-aspect living room with pellet stove connect easily with the wrap-around terrace, ideal for outdoor dining and relaxing. A second reception area, open to the living room, works well as a study or snug.



Upstairs, the principal bedroom has a dressing area and en-suite shower room, alongside two further double bedrooms and a family bathroom. An efficient wood-pellet boiler installed in 2022 provides central heating.

Across the flower-filled courtyard, the converted dovecote provides a substantial independent gîte with a generous open-plan kitchen/living space, pellet stove, ground-floor bedroom and shower room, plus a windowed mezzanine sleeping area in the tower.

Over 250 m² of outbuildings include a large utility room, garage, workshop and generous storage. The owners hold a professional quote for full or partial removal of the large barn but have deliberately left the work undone, preferring to give a future buyer the choice of how best to use the space — whether retaining more of the building or opening it up to create a sheltered walled garden, subject to an...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A40621AT47

COMPLETE FILE AND PHOTO ON REQUEST

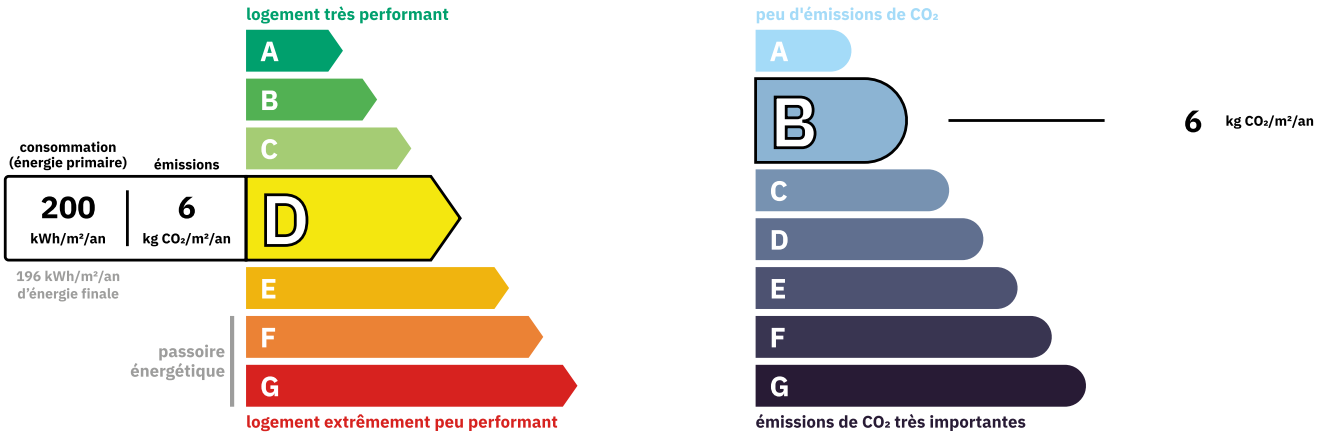
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

NEAR DURAS & EYMET – CHARACTER STONE HOME WITH SPACIOUS INDEPENDENT GÎTE, POOL, 1 HA AND PANORAMI...

Ref : A40621AT47

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

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 2660 € and 3650€ for 2023

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 :A40621AT47
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 0870011515l telephone: +33 553 608 488 E-mail: prestige@leggett.fr