





# BEAUTIFUL, TRANQUIL STONE HOME WITH WRAP-AROUND TERRACE, POOL, GÎTE AND CAPTIVATING COUNTRYSIDE VIEWS





#### PROPERTY FACT FILE

REFERENCE A40621AT47

**PRICE** € 648,000 £ 0\*

\*agency fees included: 5 % TTC to be paid by the buyer (620 000 EUR hors honoraires)

BEDROOM

3 BATHROOM

235 m<sup>2</sup> ACCOMMODATION

10000 m<sup>2</sup> LAND

TOWN Duras

DEPARTMENT

LOCATION Close to golf course

TYPE Maison de Campagne

CONDITION

**FEATURES** Swimming Pool, Other Drainage,

Garage

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





- Peaceful, elevated setting with panoramic views
- Spacious wrap-around terrace for outdoor living
- Charming gîte in converted dovecote
- Pool and landscaped gardens with olive trees
- Easy access to airports, golf and bastide towns

BEAUTIFUL, TRANQUIL STONE HOME WITH WRAP-AROUND TERRACE, POOL, GÎTE AND CAPTIVATING COUNTRYSIDE VIE...

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.

#### 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 gite 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 m<sup>2</sup> of outbuildings, offering excellent scope to create a superb summer kitchen beside the pool, a studio or hobb...





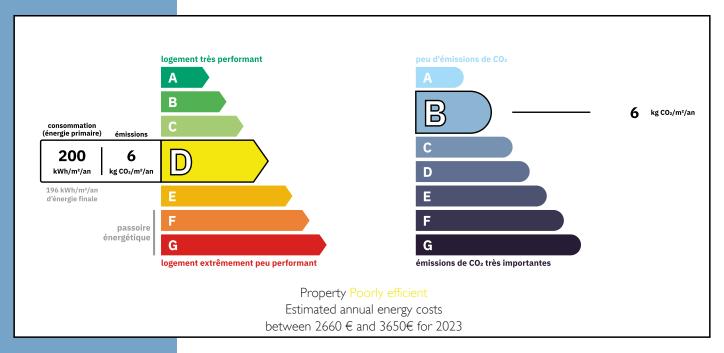


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https://leggettprestige.com/luxury-property-for-sale/view/A40621AT47 COMPLETE FILE AND PHOTO ON REQUEST BEAUTIFUL, TRANQUIL STON HOME WITH WRAP-AROUNE TERRACE, POOL, GÎTE AND CAPTIVATING COUNTRYSIDE VIE Information about risks to which this property is exposed is available on the Géorisques website : <a href="https://www.georisques.gouv.fr/">https://www.georisques.gouv.fr/</a>

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### **ENERGIE-DPE**



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## CONTACT

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