

D3082, BEAUTIFUL COUNTRY PROPERTY OFFERING TWO TASTEFULLY RENOVATED HOUSES

Under offer. 838 400 €



Duras, 47120, Lot-et-Garonne

Beautiful country property offering two tastefully renovated houses, an interior courtyard, outbuildings, a large plot of land and a swimming pool.

Elevated position with beautiful views

A property combining history, charm and authenticity

Near Duras in Lot et Garonne

First house: Entrance into large living room with fitted kitchen. Large cupboard in the old prune oven. 50 m2 Living room: glass door opening onto the garden. 27.25 m2. Bedroom 1 with dressing room: door opening onto the garden. Old fireplace. 26.50 m2. Bedroom 2: 16.50 m2 Shower room: 5.80 m2 WC First floor, wooden floor. Bedroom 3: 20 m2 Fourth bedroom in attic space Bathroom (bath, sink) WC. Central under floor heating (geothermal) Second house currently run as a luxury gite: Living room with equipped kitchen: 50 m2: travertine floor, exposed beams and stone walls. Large terrasse overlooking the pool Bedroom 1: 31m2 with bath, shower, basin and wc. Bedroom 2: 19m2 with bath, basin and wc. Snug with door to garden. 14 m2 Bedroom 3: 31 m2 with shower, bath, basin and wc. A dormitory room / games room in the eaves Beautiful, cobbled courtyard Automatic watering system Under floor electric heating Double glazing Two individual drainage systems Outbuildings (between the two houses) Storeroom: 30 m2. Cellar Additional space suitable for conversion if necessary Swimming pool (12 x 4 and heated) and "pétanque" pitch 33 660 m2 of land

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Bed(s)	: 6
Bath(s)	: 5
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Square feet	: 330
Plot Size	: 33660

CONVENIENCE:

General Amenities:

View,Terrace,Swimming pool,Income potential,Hamlet location,Guest cottage,Fully restored,Double glazing ,Courtyard,Country location,cellar,

Community Amenities: Swimming Pool,

Heating Type: Under floor heating,

Exterior Amenities:

Outbuilding(s),Covered terrace,

Interior Amenities: Original features,Fireplace(s),