



Duras, 47120, Lot-et-Garonne

Family vineyard located close to Duras in the Lot et Garonne Department (AOC côtes de Duras)
Stunning location in a beautiful environment Over 30 hectares (vines –prairie – fields - woodland)
Original stone farmhouse with various outbuildings and separate agricultural buildings Elevated position and views – close to a rural village

LAND Vines: 18 hectares (6.8 hectares of red + 11.52 hectares of white) Sauvignon, Sémillon, Merlot, Cabernet Sauvignon, Cabernet Franc and Colombard The vines are well maintained and certified HVE level 3 6.11 hectares of agricultural land 3.60 hectares of prairie 3.31 hectares of wood land 2 agricultural buildings / hangars of 460 and 275 m2 ORIGINAL FARMHOUSE: Approx 120 m2 of habitable space, renovation works in progress to offer a living room of 46.50 m2 with fitted kitchen and an old fireplace with a wood burning stove, a toilet with hand wash basin, a shower room with wc, three bedrooms (15, 15 and 11.70m2) + an office (8.40 m2). Part of the loft space is suitable for conversion. Laundry / boiler room (oil fired central heating) Double glazing Recent electrics Various attached outbuildings, 280 m2 in total. New roof 90 km from Bordeaux and 30 km from Bergerac Old DPE version "Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr"

:	
Bed(s)	: 3
Bath(s)	: 1
:	
Square feet	: 120
Plot Size	: 313400

CONVENIENCE:

General Amenities: View, Double glazing
, Country location,

Heating Type: Wood burner , Oil fired
central heating,

Exterior Amenities: Outbuilding(s),

Interior Amenities: Original features,