

Beautiful 4 bed stone property with pool and barns in small hamlet close to Duras

EXCLUSIVE



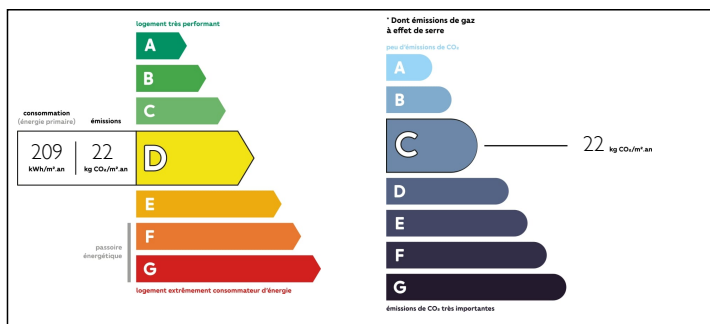
## INFORMATION

Town:	Villeneuve-de-Duras
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	198.24 m2
Plot Size:	4047 m2

## IN BRIEF

This beautiful stone property is in a small hamlet between Duras and St Foy la Grande surrounded by vineyards yet only 40 mins from Bergerac airport. This stone property offers a rare combination of character and space. Boasting a gorgeous 12 x 5m swimming pool and terrace, it is perfectly placed to make the most of the views over the vines.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 1069 EUR**

**Taxe habitation: 871 EUR**

## NOTES

## DESCRIPTION

With it's generously sized lounge / diner bathed in natural light from the large barn doors, offering a warm and inviting atmosphere, 3 good size bedrooms and a Philip Stark bathroom on the ground floor, this property is an ideal family or holiday home.

The property also benefits from a charming mezzanine 4th bedroom adding uniqueness to the property's layout plus a 2nd mezzanine area currently used as a 5th bedroom, but is a flexible space that adapts perfectly for study or play.

Outside, A pizza oven is next to a terrace set in the spacious garden perfect for entertaining.

The property comprises -

Entry Hall - Light and airy leading to two bedrooms, shower room and up two steps to the kitchen, and 3rd bedroom.

Lounge / Diner (approx 100m2), ideal entertainment space

- Terracotta Tiled with underfloor heating

- Vaulted Ceilings with wooden beams

Laundry room/storage - (approx 8m2)

- Terracotta tiled floor

Bathroom - (approx 12m2)

- Philip Stark bath, Vanity Unit, Rain Shower, WC, heated towel rail

- Tiled floor

Mezzanine bedroom 1 (approx 13m2)

- Exposed stone, wood beams

- carpet

Kitchen (approx 22m2)

- Terracotta tiled underfloor heating

- Door to breakfast terrace

Bedroom 2 (approx 12m2)

- Exposed stonework & wooden beams

- Terracotta tiled underfloor heating

Bedroom 3 (approx 11.5 m2)

- Painted wood beams

- Terracotta tiled floor

- Electric radiator

Shower room (approx 5m2)

- Shower, hand basin, WC, and electric towel rail

- Tiled floor