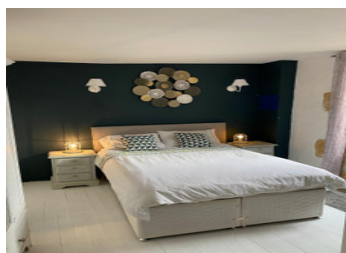


A character home with low maintenance and maximum enjoyment of all French life has to offer.



INFORMATION

Town:	Duravel
Department:	Lot
Bed:	3
Bath:	1
Floor:	85 m2
Plot Size:	55 m2



IN BRIEF

A village house with accommodation over three floors and an elevated terrace offering wonderful views of the village and countryside around. Conveniently, a short walk to the bastide village of Duravel and a 5 minute drive to Puy l'Evêque with multiple restaurants and amenities but at the end of the road, open countryside with stunning views, walks, cycle routes, vineyards, and fishing in the Lot River. This house is a great investment opportunity offering a slower pace of French village life. In addition to the property there are two parcels of land in Soturac, which is a village 10 minute away, totaling 995M2. This would be perfect for those keen to have their own allotment..

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 habitation: 612 EUR

NOTES

DESCRIPTION

Traditional stone house with a garage 25M2 and covered private parking area. It has been renovated over several years and completed in 2019 but many original features have been preserved. There are modern radiators throughout, double glazing and traditional wooden shutters.

Ground Floor Garage – 25M2 with double and single door access and a window for natural light. Located here are the electrical installation, boiler, oil tank and there is a concrete floor. There is also an original animal trough. Utility Room – 14M2 accessed from the street through double glass doors. Fitted cabinets, sink, washing machine and hot water.. A door leading to the third bedroom. Bedroom 3 – 12.50M2 A good sized bedroom with a window, a recess for storage and potential for a self-contained apartment incorporating the utility room and conversion of the garage.

First Floor Bedroom 1 – 13M2 A light spacious room with village views and big enough to comfortably accept a large double bed. Bedroom 2 – 5.4M2 Enough space for two single beds and window with village views. Bathroom – 6M2 with an original feature sink, bath with integrated power shower and vanity unit. Toilet – 1.9M2 A compact separate toilet with a large recess for storage.

Second Floor Lounge / Kitchen / Dining – 32M2 A large, light room offering a wonderful family space, with original beams and exposed stonework There is a fully fitted wooden kitchen complete with granite work tops, island for dining and a...