

Investment opportunity. A stone house with 5 bedrooms, 4 bathrooms, workshops, garage, garden and pool.



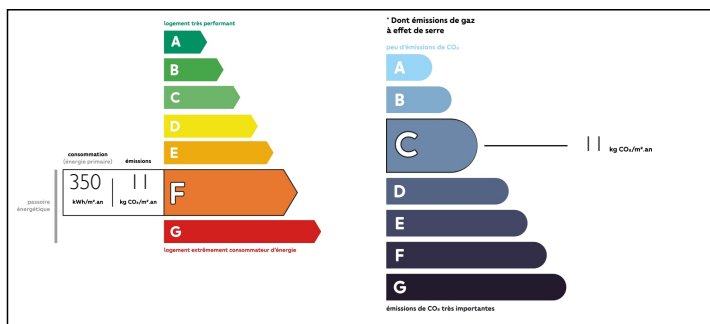
## INFORMATION

Town:	Duravel
Department:	Lot
Bed:	5
Bath:	4
Floor:	265 m2
Plot Size:	7535 m2

## IN BRIEF

A character stone house with 3 reception rooms, 3 kitchens, 5 bedrooms and 5 bathrooms set in a mature garden with a swimming pool surrounded by private terraces. Large workshop, gymnasium, cave and garage. The house is over 3 floors with private entrances to 3 different living areas, so great for an extended family. It also offers potential to further convert areas into living accommodation. Easily exploitable as three gites, a Bed and Breakfast or a restaurant with an excellent location on a link road between two larger villages, so easy to find. There is also a separate parcel of land opposite the house which offers further opportunities. Set in open countryside with stunning views, walks, cycle routes, vineyards, and fishing in the Lot River, and conveniently a short distance to the bastide village of Puy l'Evêque with multiple restaurants and amenities.

## ENERGY - DPE



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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.



## DESCRIPTION

### Ground floor

A large lounge area (25M2) which leads to the dining area (28M2) with large arched windows to the front.

A door leads off to a corridor to the Kitchen (19M2) Laundry (5M2) and toilet (2.7M2) with a back door leading out into the garden.

A further door leads into the gymnasium (24M2) with access to the workshop (50M2), garage (30M2) and a cave to the rear (16M2)

An internal staircase from the dining area leads to the first floor with a separate door on the upper level from the patio.

### First Floor

#### Independent apartment -

A light airy conservatory to the rear with dining table (7.30M2) with a large opening to the fully fitted kitchen which is open plan with a dividing island to the lounge area (41M2). Doors lead to a front terrace with views across the valley.

A wooden staircase leads to the mezzanine floor where there is a large balconied bedroom 5 (20.30M2) and a bathroom with a bath (20M2)

### Second Apartment.

A door from the back patio leads into Bedroom Suite 2 (11.48) with a seating area (6.44M2) and en-suite (4.2M) with shower, toilet and hand basin.

Another door leads off of the the patio into a hallway with doors off to Bedroom 2 (7.54M2) with a window to the front. Bedroom 3 (15M2) with ensuite comprising a shower, hand basin and toilet (2.41M2). And another door to another bathroom (4.20M2)

## LOCAL TAXES

Taxe foncière: 1716 EUR

## NOTES