



Ref : 9435TPL

Near Duras, spacious and comfortable residence, independent accommodation

Area



Habitable : 410 m²



Usable : 0 m²



Land : 3,4 Ha

649 000 €

Luxurious residence for sale Lot et Garonne. Beautiful residence of 300 m² with 4 bedrooms, 2 bathrooms, 1 shower room, and a detached house of 110 m² with 2 bedrooms and 1 shower room, on 3Ha35a of meadows and woods. Access by a private road, view and calm guaranteed, two kilometers from a tourist town with all services. Unobstructed, in a beautiful hilly environment, this spacious and comfortable property is close to the picturesque bastide of Duras. Bergerac airport 35 minutes away Many cultural activities and visits to the surrounding wine estates.

IN SUMMARY

Rooms : 14
Bedrooms : 5
Bathrooms : 4

Swimming pool : yes
Garage place : 2
Parking space : 4
Outbuildings : yes



Wood and Fuel



Adsl

Advantages : Very comfortable | Beautiful environment

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 30 mn



Elementary : 15 mn

Middle School : 30 mn

High school : 30 mn



20 mn



60 mn



40 mn

ENERGY INFORMATION

Consommation conventionnelle 149,00 kWh/m².an

Estimation des émissions 31,00 kg éqCO₂/m².an



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— DESCRIPTION

Main house

Arrival by private driveway.

Ground floor

Entrance hall: 14.00 m², stone floor, east access

WC and hand-washing basin 2.00 m²

Living room: 36.00 m², stone floor, exposed beams and framework, stone walls, wood stove, access to the south terrace

Living room Tv: 29.00 m², exposed stone walls, bay windows, parquet flooring, access to the south terrace.

Dining room: 43.00 m², overlooking the lounge, exposed beams and framework, stone floor, east bay window.

Office: 20.00 m² / 20.00 m²

Boiler room and workshop

Kitchen: 28.00 m², bright, furnished and equipped with 5-burner Falcon piano and oven, American fridge, sink with instant boiling water production, light oak elements, central island, granite worktop, glass credenza, hood. Access to terrace with patio and vine.

Scullery : 15.00 m² fitted and equipped.

Clearance with stone floor.

Bedroom 1: 22.00 m², fir flooring, cupboards, window overlooking the garden.

Bedroom 2: 17.00 m², fir flooring, cupboards, window overlooking the garden

Bathroom: bath, shower cabin, double washbasin, tiled floor and walls, window with view on the garden.

Separate toilet and hand-washing facilities

Workshop and various storage space: 21.00 m²

Floor level

Corridor: 8.00 m²

Mezzanine converted into a games room: 29.00 m², access to balcony by glass door, view on the park and terrace.

Bedroom 3: 17.00 m², access to terrace by glass door, air conditioning, exposed framework, carpet, dressing room.

Bathroom: whirlpool bath, shower, hanging furniture with double basin and large mirror, bidet, suspended toilet, tiled floor and walls, towel rail on central heating.

Bedroom 4: 20.00 m², exposed beams, carpet.

Shower room: shower, sink and toilet, tiled floor and walls.

Guest house: facing West

Garden: 12.00 m² fully fenced, independent electricity meter, private parking and garage

Living room: 42.00 m². Wood stove leads to retubing, garage access.

Mezzanine: 23.00 m², convertible into a bedroom

Kitchen: 8.00 m², furnished.

Dining room: 15.00 m²

Staircase to the first floor

Room 6: 15.00 m²

Shower room: 7.00 m², shower, sink, toilet.

Both garages have automatic gates

Wood shelter

Hangar

Well with pump in operation

South facing terrace: 110.00 m²

Shaded paved terrace for the kitchen: 29.00 m²

Electric gate at the side entrance

9x4 chlorine swimming pool with electric cover and reconstituted stone beach, solar shower.

Pool house with covered terrace: 14.00 m²

Very beautiful hilly environment of wood, meadow and vines.

Peaceful.

Near services.

Are you interested ?



Marie

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