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Bright and beautifully decorated house

7 bedrooms and 4 bathrooms

2.7 hectares of land

Additional house and barns for development

Quiet location with private drive

DPE = contact owner for details



Nr Duras, Lot et Garonne
Ref: 10313

€650,000

A small country estate in a popular and pretty region of SW France, this property is centred around a magnificent maison de maitre which is immaculately presented and which sits at the end of a private drive. It is full of character and light with original features and large, well proportioned rooms. There is also a separate farm with 2.7 hectares of land, a house and 3 barns to renovate. This is included in the sale and provides a rare opportunity to develop a wonderful gite complex or lifestyle business.

This stunning house has been skilfully renovated by professional artisans. It benefits from double glazing and a top of the range Viessmann oil fired boiler and central heating throughout. There are two good-sized sitting rooms and a beautiful dining room opening onto the walled kitchen garden. The property is perfect for a large family home or equally as a top end chambres d'hote as there are 7 bedrooms, some with en-suite bathrooms. All are decorated to a very high standard.

Outside there is a beautiful garden, mainly laid to lawn with a vegetable garden at the rear. There is also a delightful walled Mediterranean alfresco terrace for summer BBQs. Across the gardens you have the separate house and three barns. There are gorgeous views of the charismatic hilltop village of Monteton from the property and you are only 10 minutes from all essential amenities.

GROUND FLOOR

Large reception hall 34' 9" x 10' 2" (10.6m x 3.11m)

Lounge 16' 5" x 16' 5" (5m x 5m)

Lounge/Television room 16' 5" x 16' 5" (5m x 5m)

Kitchen 16' 5" x 16' 5" (5m x 5m)

Dining room 14' 9" x 26' 3" (4.5m x 8m)

Larder 7' 3" x 4' 11" (2.2m x 1.5m)

Study/snug room 6' 11" x 9' 10" (2.1m x 3m)

Wine storage room 7' 7" x 6' 7" (2.3m x 2m)

WC 5' 11" x 7' 3" (1.8m x 2.2m).

Utility room 9' 6" x 16' 5" (2.9m x 5m)

Integral double garage (16' 1" x 34' 9" (4.9m x 10.6m)

FIRST FLOOR

Landing

Bedroom 1 16' 5" x 16' 5" (5m x 5m)

Shower room 9' 6" x 5' 11" (2.9m x 1.8m)

Bedroom 2 with en-suite 16' 5" x 16' 5" (5m x 5m)

Bedroom 3 8' 2" x 16' 5" (2.5m x 5m)

ABOUT THE AREA

The house sits approximately half-way between the two beautiful bastide towns of Eymet and Duras with all the necessary amenities needed to enjoy holidays or a life in France. Both towns have a good selection of shops, cafes and services and, during the summer months in particular, have a full programme of events, markets and attractions. There is a main line railways station at nearby Marmande with links to Bordeaux and Toulouse. The beautiful city of Bordeaux, with its international airport is a 1hr 15 minute drive away and Bergerac airport is only 30 minutes distant. For the sports enthusiast there are plenty of tennis courts, cycle tracks, golf courses and recreational lakes in the region, while for the gourmande there are restaurants, vineyards, farmers markets and specialist food shops.

Bedroom 4 16' 9" x 16' 5" (5.1m x 5m)

Dressing room 13' 1" x 4' 5" (4m x 1.35m)

En-suite 10' 2" x 16' 5" (3.1m x 5m)

Bedroom 5 17' 1" x 13' 5" (5.2m x 4.1m)

Bedroom 6 10' 10" x 15' 1" (3.3m x 4.6m)

Bedroom 7 17' 9" x 19' 8" (5.4m x 6m)

Shower room 6' 5" x 6' 3" (1.96m x 1.9m)

FARMHOUSE AND BUILDINGS

Comprising three 16m x 12m barns, ideal for a variety of uses, plus the house. This has a footprint of 18m x 4.6m and is divided into a number of small rooms.

GARDENS AND GROUNDS

Includes, an alfresco terrace, a private entrance drive, gardens around the house which are mainly laid to lawn, the vegetable gardens at the back of the house and around 2.7 hectares of amenity land.

ADDITIONAL INFORMATION

Oil fired central heating throughout the principal house
Septic tank drainage

Approximately 388m2 of habitable accommodation

Total land area of approximately 27000m2

Recent tax fonciere = 800 euros per year

Nearest shops and services approx. 2.5 km away



To enquire about this property please contact info@frenchpropertiesdirect.com

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These details do not form part of any contract and all measurements are approximate.