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Main house renovated

One bedroom apartment renovated

2 en-suite bedrooms

Large barn with development potential

Magnificent park with established trees

DPE = 112 [C] GES = 33 [D]



Nr Duras, Lot et Garonne
Ref: 10273

€339,000

This 18th century "longere" style farmhouse is located in a rural setting, 5 km from the popular market town of Duras. It is a traditionally constructed, stone built property which retains many original features such as floor tiles, fireplaces and beams.

On the ground floor of the property is the main house with 160m² of habitable space and an apartment / gite of 54m². These have been completely renovated (including oil fired central heating + solar panels + fireplace with insert and double glazing). On the first floor of the main house there is also 159m² of attic space (with a ceiling height of 2.30m to 3.50m). Between the main house and the gite, with direct access from both, is a large barn/loft which is partly renovated. On the first floor you will find 88m² of open plan space waiting to be finished to your taste.

The land of around 6800 m² includes lawns, a park with fruit and mature trees and a parking area. The house is immediately habitable with possibility of rental income from the gite and the potential to be extended into the adjoining barn.

MAIN HOUSE

Entrance 30m²

Original terracotta tiles, access to rear garden

Kitchen 30m²

Original terracotta tiles and open fireplace

Living room 40m²

Tiled, cellar, bread oven, mezzanine and access onto terrace (25 m²)

Mezzanine 5.9m²

Ideal for office or extra bedroom

Salon 28.5m²

Fireplace 19th with insert, original terracotta tiles

En-suite bedroom 1 30m²

Wooden floor, bath and shower room, dressing

En-suite bedroom 2 24.5m²

Original terracotta tiles, shower room

WC 1.6m²

Original terracotta tiles, washbasin

First floor attic 159m² of convertible space, subject to permissions

BARN

Ground floor 77m²

Reception room with concrete floor and insulated roof, original features

Loft 88m²

Mezzanine with WC, parquet and concrete floor

GITE 54M²

Ground floor bedroom, living room, kitchen, bathroom / WC. All tiled.

GARDENS AND OUTBUILDINGS *Slightly over 6800m²*

The land includes lawns, a park with fruit and mature trees and a parking area. There is also a tobacco barn with a surface area of 100m²

ADDITIONAL INFORMATION

Heating

Oil fired central heating. Photovoltaic and solar panel. Fireplace with insert

Drainage via septic tank

230m² of habitable accommodation

Total land area = 6800m²

Recent tax fonciere = 750€ per year

ABOUT THE AREA

The house is between the village of Levignac de Guyenne and the pretty market town of Duras. Both have a range of shops and services, with Duras being particularly well provided with shops, schools, cafes and a popular weekly market. There is a popular health centre and doctor's surgery at Levignac. Both communities have a good selection of sports facilities and social events.

The administrative centre of Marmande is about 20 minutes away and here you will find a railway station which serves Bordeaux and Toulouse plus a link to the nearest autoroute. The international airports of Bordeaux and Bergerac are each approximately one hour's drive 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.