



STUNNING STONE ESTATE WITH POOLS, GARDENS, AND BUSINESS POTENTIAL IN THE LOT VALLEY

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AND BUSINESS POTENTIAL
IN THE LOT VALLEY...



PROPERTY FACT FILE	
REFERENCE	A33505SGU46
PRICE	€ 794,000 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	8
ACCOMMODATION	600 m ²
LAND	8468 m ²
TOWN	Duravel
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Land with CU
CONDITION	
FEATURES	Swimming Pool, Private parking, Barns - outbuildings
*Price based on current exchange rate which is subject to change	



- Prime Location
- Income Potential
- Tastefully Renovated
- Two Private Pools
- Restaurant License III and planning permission

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Situated in the picturesque Lot Valley, this exceptional estate features two separate properties, each with its own private pool and outdoor kitchen facilities, offering privacy and versatility. The beautifully landscaped gardens provide shaded retreats, while the layout includes separate entrances for the main house and gîte.

DESCRIPTIF

This breathtaking stone property, located in the heart of the Lot Valley, offers a lush and private setting. The estate spans approximately 600 m² of living space across two beautifully renovated stone buildings and a workshop/garage, all set on a magnificent 8,468 m² parcel.

The mature gardens feature century-old trees, olive trees, and fruit trees, creating shaded retreats throughout the grounds. The property benefits from two separate entrances, one for the main house and another for the gîte, ensuring privacy and convenience.

In the courtyard of the main house, you'll find a private owner's pool with a terrace, perfect for relaxation. Each property boasts outdoor kitchen facilities, with the main house featuring an extensive outdoor kitchen adjacent to the indoor kitchen, ideal for hosting large gatherings or enjoying al fresco dining.

Features

Two swimming pools: A 14m x 7m covered pool and a secondary pool (8m x 4m).

Terraces, a pétanque court, and beautifully landscaped gardens with natural water sources, allowing the pools to be filled every 15 days without using mains water.

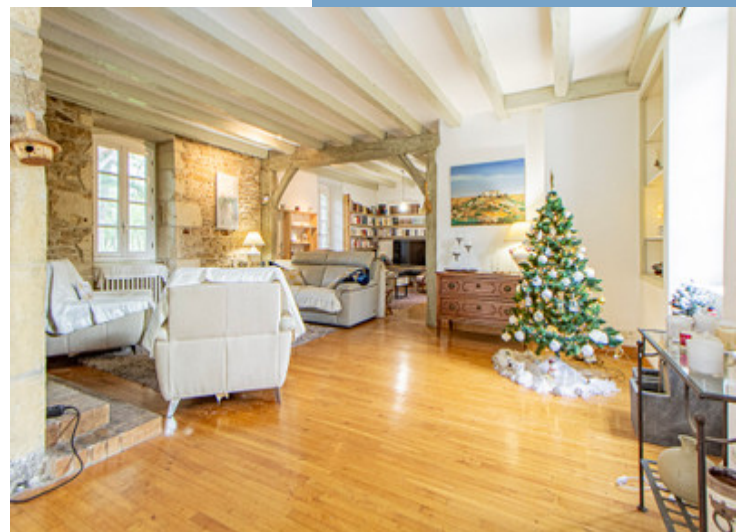
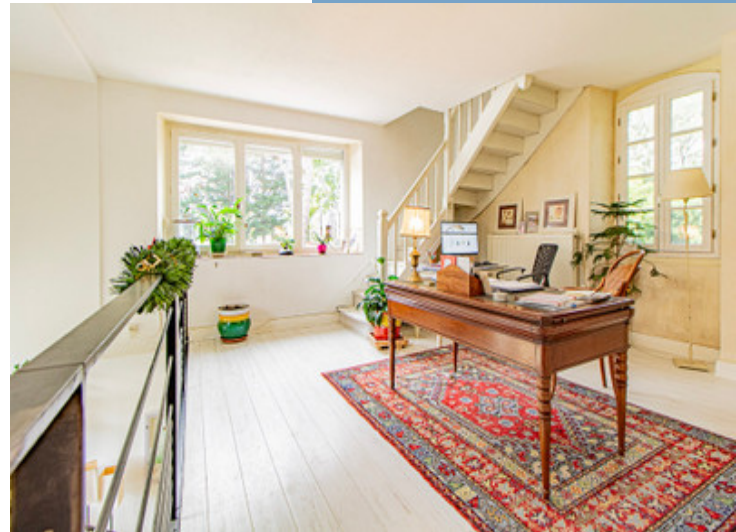
A Restaurant License III, permitting alcohol service, and permission to construct six additional chalets, opening up vast potential for holiday rentals or a hospitality business.

Energy Efficiency: Both the main house and gîte are heated with pellet-burning stoves. The main residence also benefits from an OKOFEN Pelletronic pellet boiler, which can be remotely controlled, and reversib

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33505SGU46>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

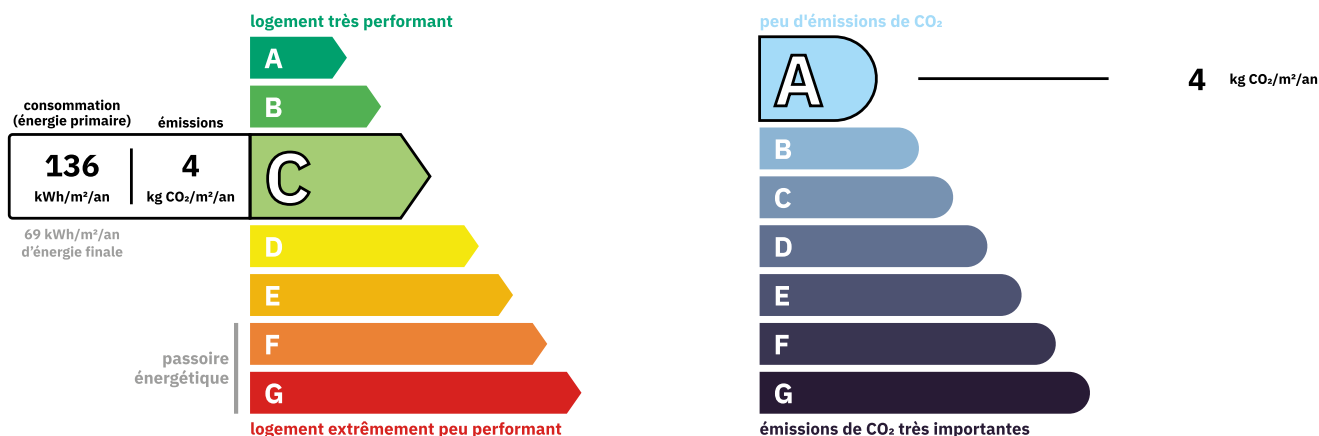
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property **Moderately efficient**
Estimated annual energy costs
between 1840 € and 2570€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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AND PHOTOS
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