LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



CHARMING DOMAINE WITH TWO HOUSES, TWO POOLS AND UNIQUE DEVELOPMENT POTENTIAL

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PROPERTY FACT FILE

REFERENCE	A33505SGU46
PRICE	€ 737,500 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	8
ACCOMMODATION	600 m²
LAND	8468 m²
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



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

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An Exceptional Domaine in the Lot Valley – Two Residences, Two Pools, and Endless Possibilities

In the heart of the vineyards, this rare estate offers a world of charm and opportunity. Behind its ancient gates lie two beautifully restored

DESCRIPTION

Tucked away in the very heart of the Lot Valley, this remarkable stone estate offers a rare combination of history, elegance, and opportunity. Behind its ancient gates lie two exquisitely renovated stone houses, together providing around 600 m² of living space, enhanced by a large workshop/garage and set within 8,468 m² of lush, private grounds.



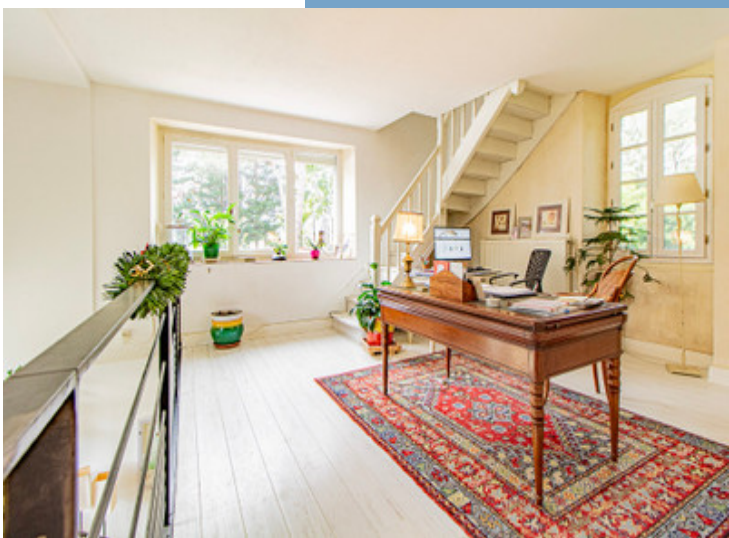
This is a property that effortlessly bridges worlds: a refined family home or multi-generational retreat on the one hand, and on the other, an exciting foundation for a thriving hospitality business.

Gardens and Setting

The mature parkland is a tapestry of shady retreats, with century-old oaks, graceful olive trees, and fruit trees heavy with promise. Two separate entrances discreetly divide the main residence from the gîte, ensuring privacy and ease of use whether for family, guests, or paying clients.

At the heart of the courtyard, the owner's private pool and sun terrace create an intimate haven, while a second, covered 14m x 7m pool offers year-round enjoyment. Both properties are equipped with summer kitchens, the main house boasting an impressive outdoor dining space beside its interior kitchen – an entertainer's dream.

Natural springs on the land allow the pools to be replenished every fortnight without reliance on mains water, a gift as practical as it is rare. Terraces, landscaped walks, and a pétanque court complete this idyllic picture of French country life.



Unique Business Potential

For those with vision,...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A33505SGU46

COMPLETE FILE AND PHOTO ON REQUEST

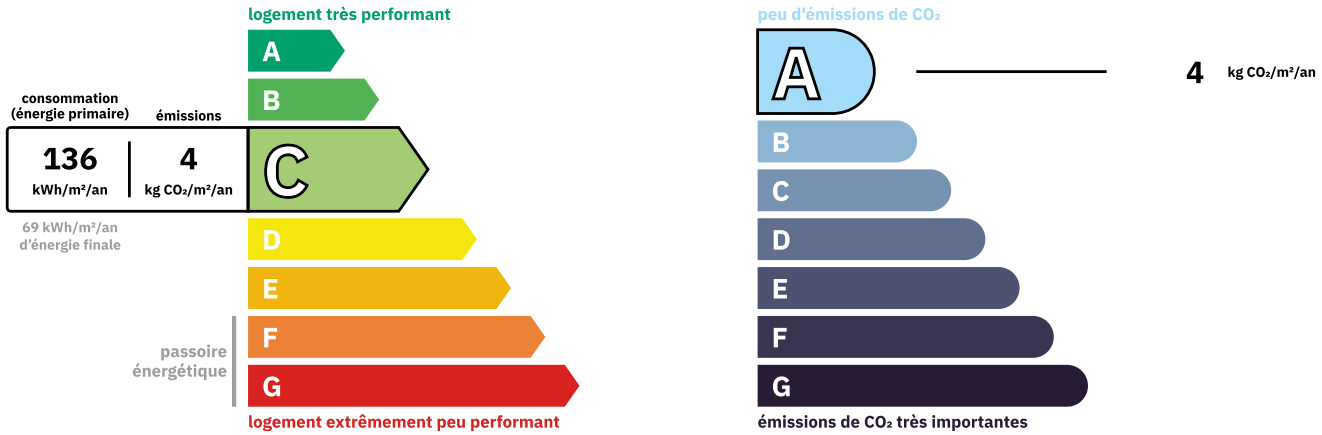
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



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

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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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