



BEAUTIFUL, TRANQUIL STONE HOME WITH
WRAP-AROUND TERRACE, POOL, GÎTE AND
CAPTIVATING COUNTRYSIDE VIEWS

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PROPERTY FACT FILE	
REFERENCE	A40621AT47
PRICE	€ 648,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (620 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	3
ACCOMMODATION	235 m ²
LAND	10000 m ²
TOWN	Duras
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Campagne
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Peaceful, elevated setting with panoramic views
- Spacious wrap-around terrace for outdoor living
- Charming gîte in converted dovecote
- Pool and landscaped gardens with olive trees
- Easy access to airports, golf and bastide towns

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In a peaceful countryside setting, this beautifully restored stone home enjoys an elevated position with mesmerising views towards a distant hilltop village. Calm and private, yet close to the bastide towns of Duras and Eymet, it perfectly blends character and comfort.

DESCRIPTION

Property Description

Tucked away in a peaceful countryside setting, this beautiful stone home combines timeless character with modern comfort. Its elevated position offers mesmerising views towards a distant hilltop village, while the extensive wrap-around terrace invites relaxed outdoor living from sunrise to sunset.

The main house is light, welcoming and carefully restored, with exposed stone, beams and tiled floors lending warmth throughout. The ground floor flows naturally from a generous kitchen–dining room into a spacious living room with pellet-burner, and a second reception area that can serve as a study or snug. Upstairs, the principal suite includes a dressing room and en-suite shower room, alongside two further double bedrooms and a family bathroom. All upstairs windows — and those in the kitchen and lounge — are fitted with fly screens for added summer comfort.

Heating is provided by an efficient wood-pellet boiler installed in 2022, which can be monitored and adjusted remotely — combining eco-efficiency with convenience.

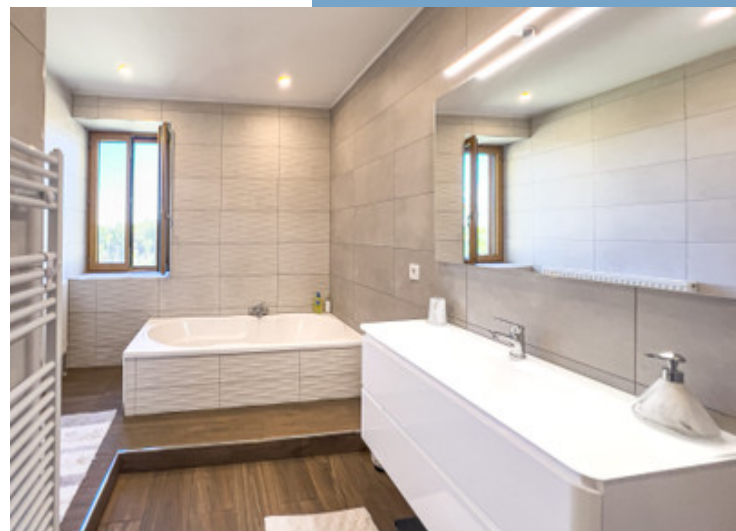
Across a charming courtyard planted with flowers and olive trees lies the converted dovecote, now an independent gîte with its own pellet stove, open-plan living area, ground-floor bedroom and shower room, and a mezzanine bedroom beneath the beams — ideal for guests or seasonal rental.

Beyond the courtyard are over 250 m² of outbuildings, offering excellent scope to create a superb summer kitchen beside the pool, a studio or hobb...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40621AT47>

COMPLETE FILE AND PHOTO ON REQUEST

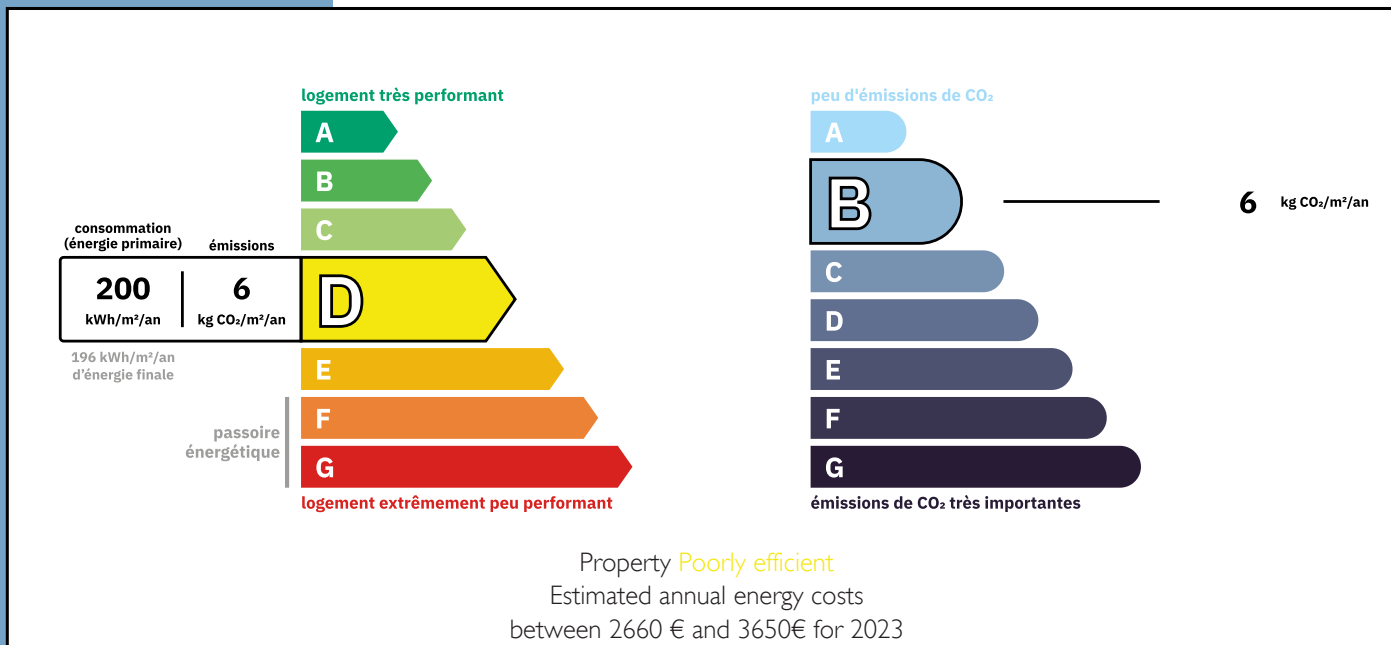


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VIEW...

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



NOTICE

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CONTACT

Réf :A40621AT47
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr