



Modern House surrounded by Nature,

46700, Duravel, Lot, Occitanie

€160,000

Ref: 4600410577

* Available * 3 Beds * 1 Bath * 112m2

Charming recent house on one level, with a large workshop of more than 176 m² just a stone's throw from a typical village in the Lot with all amenities.

- Local Markets
- Airports at Bordeaux and Bergerac
- Golf in area
- Tennis locally
- Wine Region
- Shopping and markets
- Popular Tourist Area
- Airports Bergerac Toulouse and Bordeaux
- TGV Trains close by
- River pursuits
- A 20 motorway near

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French Entrée 

Property Description

Charming recent house on one level, with a large workshop of more than 176 m² just a stone's throw from a typical village in the Lot with all amenities. Potential for many activities in these buildings. House of 112 m², 3 bedrooms, 1 bathroom and shower, 1 WC. Garden level: living room with open kitchen of 54 m², corridor leading to the three bedrooms of about 11 m² each, a bathroom with bath and shower of 8 m² and a toilet. Attic space that can be converted throughout the residential area. Workshop: accessible from the corridor or through a huge sliding door opening onto the outside that can accommodate a large motorhome, a 176 m² workshop that can be used as a garage for several vehicles or as a craftsman's workshop. Exterior earthworks for heavy goods vehicles. The whole is in perfect condition.

The best of both Worlds – the peace and tranquility of an idyllic rural haven, but only minutes from small villages and only 10 minutes from both a medieval large village with shops and larger towns with supermarkets, cafés, restaurants, banks, doctors and dentists. It would be perfect as a holiday home or a permanent home, with income.

Alistair Lockhart. Property Director, FrenchEntrée "Marvellous part of France to enjoy"

