



Attractive Stone House with Great Potential,

46700, Duravel, Lot, Occitanie

€152,000

Ref: 4600414961

* Available * 3 Beds * 1 Bath * 108m2

Stone house in a marvellous position overlooking the Lot Valley area. House is on one level with a garage and garden: it is 5Kms from Tourist towns of the Lot River valley, with all shops. Needs TLC

- • TGV trains in Agen and Montauban
- • Golf in area
- • Popular Tourist Area
- • Parc naturel régional des Causses du Quercy
- • Motorways A 20 and A 62 within hour
- • Tennis locally
- • Airports Bergerac Toulouse and Bordeaux
- • Cahors is about 40 mins
- • Local Markets
- • Wine Region
- • River pursuits

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French Entrée 

Property Description

Good looking Stone house, built over cellars : there are barns and a delightful garden: it is close to Tourist towns of the Lot River valley, with all shops. Pretty place that needs loving to take advantage of its great position.

House of 107,5 m² built over cellars : 3 bedrooms, lounge, kitchen, bathroom, 2 WC, 2 cellars. Garden floor : Cellar ? boiler room. Cellar. Pigties. 1st floor : access by outside staircase giving on paved and covered terrace. An entrance-corridor of 9,61 m², wooden floor. A kitchen 18,64m², fireplace, double sink on cupboard, built-in cupboard, wooden floor. A lounge of 29,16 m², fireplace, wooden floor. A bedroom of 15,64 m², wooden floor, built-in cupboard. A bathroom of 6,06m², bath, washbasin, bidet. A WC of 1,24m². A bedroom of 17,5m², fireplace, wooden floor.

An independant bedroom of 8,51m². An independant WC of 1,15 m². Attic can be partly converted. There is oil central heating, a fireplace and electric water heating: it also happens to be on the town main drains.

Outbuildings : A barn in stone of 144m² on floor with 2 garages.

The local History and beauty of the area has created a growing Tourist market. The massive valleys of the Lot and tributary rivers: the cheeses, wine, fruit and vegetable basket of the region. Good transport links by rail, motorway, planes from the Beautiful city of Toulouse. Undoubtedly Tourism is important here so this property might create an interesting option to buyers, hoping to buy to let, or to live full time here. The Rivers offers many sports, there's tennis in most villages and many good golf courses near here: also the designated Natural Parks are down the road creating a massive natural wilderness.



