

Perfect Pied-à-terre in Tourist Town,

46700, Duravel, Lot, Occitanie

€130,000

Ref: 4600415023

* Available * 1 Bed * 1 Bath * 147m2

Old stone house restored with a veranda and outbuildings. Good location with views in the heart of a Tourist Village with shops.

- 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 40 mins
- • Local Markets
- • Wine Region
- • River pursuits

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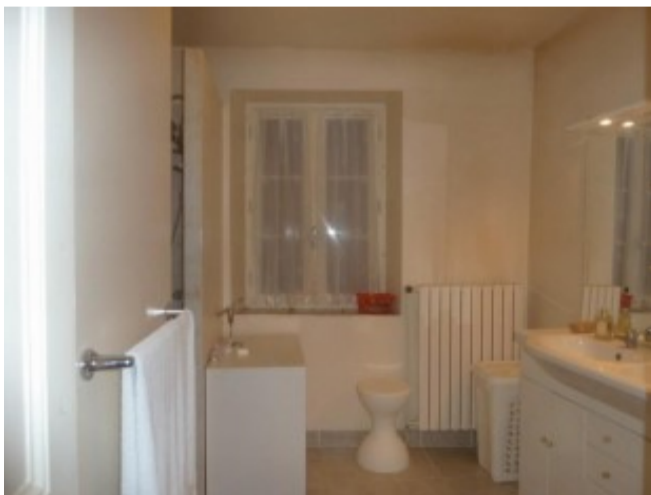
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Property Description

Old stone house restored with a veranda and outbuildings. Good location with views in the heart of a Tourist Village with shops. House of 147m² built over garage, boiler room, workshop and fitted on one level : 1 bedrooms, sitting room, kitchen, shower room, 1 WC, veranda. Under ground : A garage of 46,8 m². A work shop with boiler room of 35,52 m² + inside courtyard.

Ground floor : A kitchen of 36,47 m², fireplace, double sink, bar, terra cotta floor. A sitting room of 46,34 m², wooden floor. A veranda of 27,59 m², wooden floor. A corridor of 13,03 m², built-in cupboard. A bedroom of 14,10 m², fireplace, wooden floor. A shower room of 8,11 m², Italian shower, washbasin on cupboard. A WC of 1,55m², washbasin. Oil central heating also a fireplace: the house is on main drains.

The local History and beauty of the area has created a growing Tourist market. The massive valleys of the Garonne and Lot Rivers: the wine, fruit and vegetable basket of the region. Good transport links by rail, motorway, planes from Bergerac and the Beautiful cities of Bordeaux and 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.



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