



Lovely 3 bedroom house with pool and outbuilding, with easy access to Marmande, Duras and Bergerac,

47120, Duras, Lot-Et-Garonne, Nouvelle-Aquitaine

* Available * 3 Beds * 2 Baths

Lovely 3 bedroom house with pool and outbuilding, with easy access to Marmande, Duras and Bergerac

€359,000

Ref: BVI64677

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 

Property Description

This charming 3-bedroom detached house boasts an abundance of natural light and offers generous living spaces.

On the ground floor, the spacious dining hall, enjoying a triple aspect, and the modern open-plan kitchen offer plenty of natural light, leading out to a terrace for al fresco dining in the summer months.

Also with terrace access, the living room, features a cozy wood-burning stove, ideal for the cozy winter evenings.

There are two double bedrooms on this level, along with a well-equipped bathroom and a separate toilet.

Upstairs, the master bedroom boasts fitted wardrobes, a charming Juliet balcony, and an en-suite shower room.

Outside, the garage has been converted into a handy utility room and there is also a garden store/workshop.

Another highlight is the beautiful in-ground swimming pool, perfect for enjoying sunny days with family and friends.

A new A/C unit has recently been fitted in the ground floor open space and a brand waste water filtration system has been fitted at the beginning of the year, offering additional comfort to this already - ready to move in - property.

Situated less than 2 kilometers from a village with all amenities and with easy access to the popular towns of Marmande and Bergerac, this property is an ideal choice for either a permanent residence or a holiday home.



