



Chic barn conversion with stone guest house and pool,

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

€1,475,000

Ref: BVI66573

* Available * 7 Beds * 6 Baths

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French Entrée 

Property Description

Located in a peaceful and elevated setting surrounded by countryside with fabulous far reaching views. There is additional land available to purchase if required.

The main house is a tastefully renovated barn conversion with geothermal underfloor heating. On the first floor there are 2 double reception rooms with vaulted ceilings leading onto spacious balconies to make the most of the splendid views, a fitted kitchen, a shower room, a bedroom with en-suite bathroom. On the ground floor is a master suite with dressing room and a shower room with access to a covered terrace with views. There are 3 further bedrooms, 2 shower-rooms, a laundry room, workshop and a games room with bar.

The guest house is a pretty characterful stone-built property with 2 double bedrooms, a modern wet room, kitchen with feature fireplace and sitting room leading onto a covered terrace. There are stairs leading up to a first floor attic with a boarded floor, which could create further accommodation (subject to planning permissions).

Outside is a heated swimming pool and hot tub with fabulous views and a built-in barbecue. The garden is mainly grass with trees and shrubs. The approach is through electrically operated gates with a long drive leading up to the properties.

There are a number of golf courses in the area including Chateau des Vigiers with its Michelin star restaurant just 20-minutes down the road!

The area is well connected to major motorways and the airports of Bergerac and Bordeaux are a 35-minute and 1.5-hour drive away.



