



## An ensemble of properties with panoramic views,

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

\* Available \* 8 Beds \* 6 Baths

An ensemble of properties with panoramic views

# €800,000

Ref: BVI70653

**Telephone:** +44 (0) 1225 463752    **Email:** [info@francemedia.com](mailto:info@francemedia.com)

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

**French Entrée** 



## Property Description

Located in a hamlet between Duras and Marmande, this elegant classic house, with an impressive barn conversion attached to the main house, is used as a family home with the option to divide it into 2 properties to provide potential income.

There are also 2 detached barns: The first barn was renovated and finished in 2018 which provides a chic Barn conversion with a number of exposed beams and vaulted ceilings to the first floor. There is bespoke aluminium double glazing, air conditioning in the bedrooms, wood burning stove & electric radiators.

The second property is a 2-storey traditional stone barn with many character features. There is planning permission to convert it into a residential dwelling. The owners have started work on this 2-storey property.

There is a double width garage with 2 remote controlled roll up doors. The grounds are mainly lawn with fruit trees and shrubs, vegetable garden all with stunning surrounding countryside views.

