



Fabulous, renovated barn set in 9397m2 of land, with many outbuildings,

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

* Available * 4 Beds * 2 Baths

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€478,725

Ref: BVI71592

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French Entrée 

Property Description

Fabulous, renovated barn with 206m² habitable space, set in 9397m² (2.2 acres) of land, with many other outbuildings to develop, should you wish. This is the property which everyone is searching for, it has it all in abundance! Full of light and character, fabulous old stones, double glazing, and space to expand (subject to necessary permissions).

Originally an old farm, with many barns and outbuildings.

One of the barns has been fabulously renovated, into a very spacious tasteful home of (approx. 206m²) comprising four bedrooms, huge lounge/dining room, a beautiful dressing room, 2 bathrooms and a raised dressing room. A fully functional kitchen is in situ, but a further huge kitchen, for you to finish and put your own designs and stamp on. Should you need more space, in the main house, look no further, an enormous loft is there to develop, primary in two separated spaces of 89m² with two windows and 76m² currently no windows, but with the necessary permissions this could be possible, giving an additional area of 165m².

Should you require a further project of 900m² in total, you could renovate the other barns (subject to necessary permissions), the potential is endless, perhaps gites and workshops to name two.

Situated on a quiet country lane, with panoramic views but just 5km from the lively Bastide of Duras with its historic chateau, colourful night markets, bars and restaurant, the commercial towns of Marmande and Miramont, equidistant at 20 minutes journey time by car both with a wide range of supermarkets and commerce and a general hospital, in Marmande.

OUTSIDE AREA

- ? Mainly laid to lawn with a choice of 3 terraces, one covered and 3 open areas, trees, and established shrubs
- ? Plenty of room for a swimming pool (subject to permission), outbuildings already there for the technical equipment

TECHNICAL INFORMATION

- ? Open Fireplaces
- ? Water heater
- ? Septic tank

Gallery

