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## Farmhouse for sale near Savignac De Duras in Lot-et-Garonne

Savignac De Duras , Lot-et-Garonne , Nouvelle Aquitaine



**€1,034,550**

inc. of agency fees

5 Beds    3 Baths    181 sqm    26 ha

A working vineyard with a beautiful Family Stone House , a Gite, pool and tennis court. Offering a versatile option of being a hobby...

### At a Glance

Reference	MFH-AES10898-EY	Near to	Savignac De Duras	Price	€1,034,550
Bed	5	Bath	3	Hab.Space	181 sqm
Land	26 ha	Pool	No	Land Tax	N/A

### Property Description

A working vineyard with a beautiful Family Stone House , a Gite, pool and tennis court. Offering a versatile option of being a hobby Vineyard or a full time business venture. There is a total of 26 hectares including around 8 hectares of mature vines (Merlot, Cabernet Franc et Sauveterre Blanc). There is a fully equipped wine Chai. This also includes a fabulous and well presented stone house which is located in an elevated and secluded position enjoying panoramic views amongst vineyards and fields. Just 10 minutes from Duras with its weekly market, cafes and shops. The main house provides a modern and spacious home with character, 3 bedrooms with en-suites, Fabulous Kitchen/dining room with a feature double height ceiling , spacious and cosy living room. Annex/Gite with 2 double bedrooms, characterful sitting room, large modern kitchen/dining room and a large covered terrace with excellent views across the vineyards. There is a secluded 15 meter long pool with views and a tennis court.

## Summary

Property type:	Farmhouse
Bedrooms:	5
Bathrooms	3
Price	€1,034,550

## Key Information

Internal Area:	181 sqm
Land Area:	26 ha
Floor:	2

Property Features:

- Terrace

## Location: Nouvelle Aquitaine



## Gallery

















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**S. and L. BROWN**



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