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## Countryside house for sale near Saint-Jean-De-Duras in Lot-et-Garonne

**Saint-Jean-De-Duras , Lot-et-Garonne , Nouvelle Aquitaine**



**€588,000**

inc. of agency fees

5 Beds    1 Baths    265 sqm    1.5 ha

This exceptional property comprises a 3 bedroomed house, 2 gites, a stone barn and a chai (wine cellar/store) on 1,5 Ha of land which includes vines. The main house has 2 bedrooms on the ground floor,...

### At a Glance

<b>Reference</b>	MFH-AES10397-Mi	<b>Near to</b>	Saint-Jean-De-Duras	<b>Price</b>	€588,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	265 sqm
<b>Land</b>	1.5 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This exceptional property comprises a 3 bedroomed house, 2 gites, a stone barn and a chai (wine cellar/store) on 1,5 Ha of land which includes vines. The main house has 2 bedrooms on the ground floor, a shower room, cloakroom and one bedroom/dressing room and bathroom upstairs. The light, open-plan lounge/dinner and

kitchen opens up to a sunny terrace with a large heated pool and BBQ. The one-bedroomed gites are also open plan in design with their fully fitted kitchens situated off the living rooms. All renovations have been carried out to a very high quality. The gites offer very good rental potential and revenue. The fosse is new and conforms, as does the electrical system. There's double glazing throughout and heating is via a heat pump. A MUST SEE!

Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	1
Price	€588,000

Key Information

Internal Area:	265 sqm
Land Area:	1.5 ha
Floor:	1
Property Features:	
•	Double Glazing

Location: Nouvelle Aquitaine



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