



## PRESTIGIOUS COUNTRY MANOIR LUXURIOUSLY RENOVATED WITH COUNTRYSIDE VIEWS AND SWIMMING POOL

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RENOVATED WITH  
COUNTRYSIDE VIEWS  
AND SWIMMING POOL...



PROPERTY FACT FILE	
REFERENCE	A31880GJP47
PRICE	€ 1,295,000 £ 1,071,742* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	4
ACCOMMODATION	536 m <sup>2</sup>
LAND	48587 m <sup>2</sup>
TOWN	Duras
DEPARTMENT	Lot_et_Garonne
LOCATION	50km or less to airport
TYPE	Maison de Campagne, Manoir
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Detached
<small>*Price based on current exchange rate which is subject to change</small>	



- Luxury property
- Imposing countryside views
- Meticulously renovated
- Peace and quiet assured
- Within easy reach of Duras, Eymet and Bergerac

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Exquisitely renovated Manoir on grounds of 10 acres (4H87) enjoying a meticulously designed and maintained topiary garden area with two feature lily ponds, swimming pool and views of the surrounding countryside. The spacious and elegant accommodation along with impressive reception rooms, includes 5 large bedrooms and 4

## DESCRIPTIF

The Rooms: (Floorplans available)

### Ground Floor

Entrance Hall 5.33 m x 3.98 m

Guest cloakroom/toilet

Living Room 6.49 m x 6.96 m

Sitting Room 12.90 m x 4.81 m

SunRoom 9.36 m x 5.02 m

Dining Hall 13.60 m x 5.28 m

Kitchen 4.95 m x 5.70 m

Bedroom 1 6.45 m x 5.22 m

Ensuite Bathroom 5.12 m x 3.24 m (Wardrobe 5.02 x 1.58)

Bedroom 2 4.06 m x 4.12 m

Ensuite Bathroom 2.33 m x 4.54 m

### FIRST FLOOR

Landing

Bedroom 3 5.93 x 4.88 m

Ensuite Bathroom 2.46 x 1.53 m

Bedroom 4 4.41 m x 3.01 m

Ensuite Bathroom 3.25m x 1.77 m

### Second Floor

Bedroom 5 / Office 5.33 m x 4.88 m

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31880GJP47>

COMPLETE FILE AND PHOTO ON REQUEST



LEGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

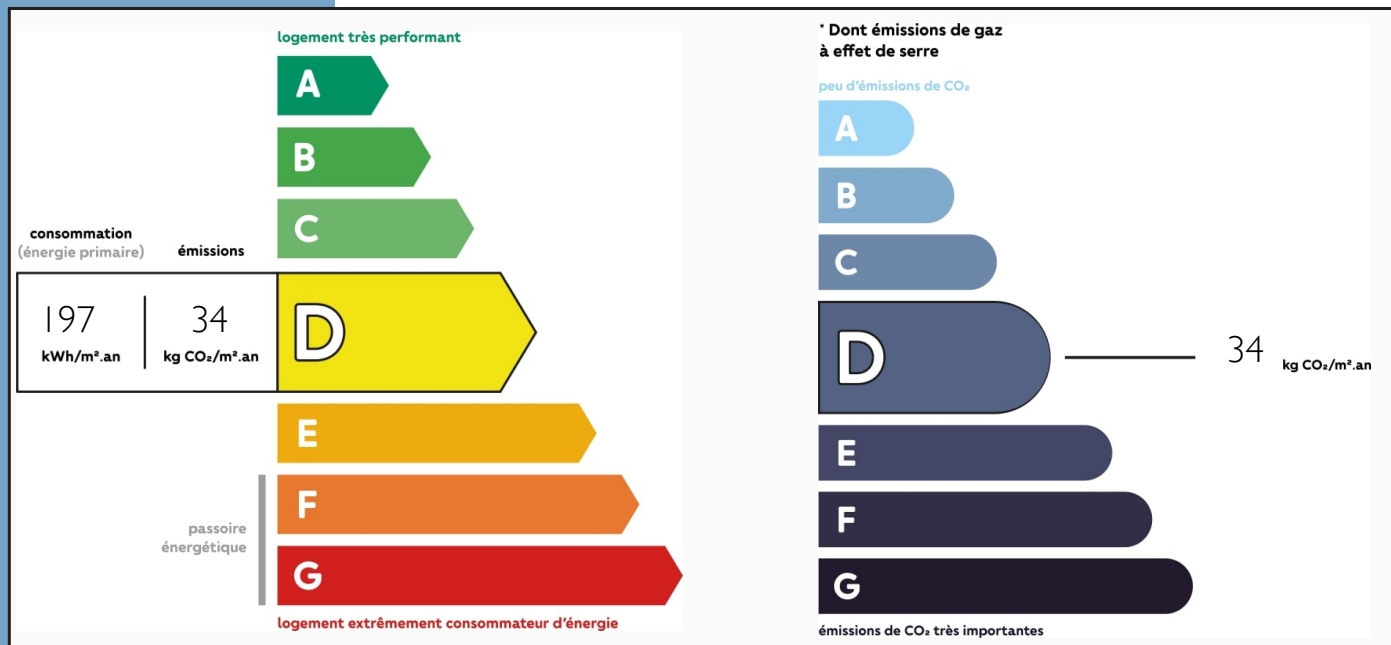
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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## ENERGIE-DPE

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## NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A31880GJP47  
FILE COMPLETE  
AND PHOTOS  
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**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)