



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

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COUNTRYSIDE VIEWS  
AND SWIMMING POOL...



## PROPERTY FACT FILE

REFERENCE	A31880GJP47
PRICE	€ 795,000 £ 0* <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	
LOCATION	50km or less to airport
TYPE	Maison de Campagne, Manoir
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Detached

\*Price based on current exchange rate which is subject to change





- 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



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

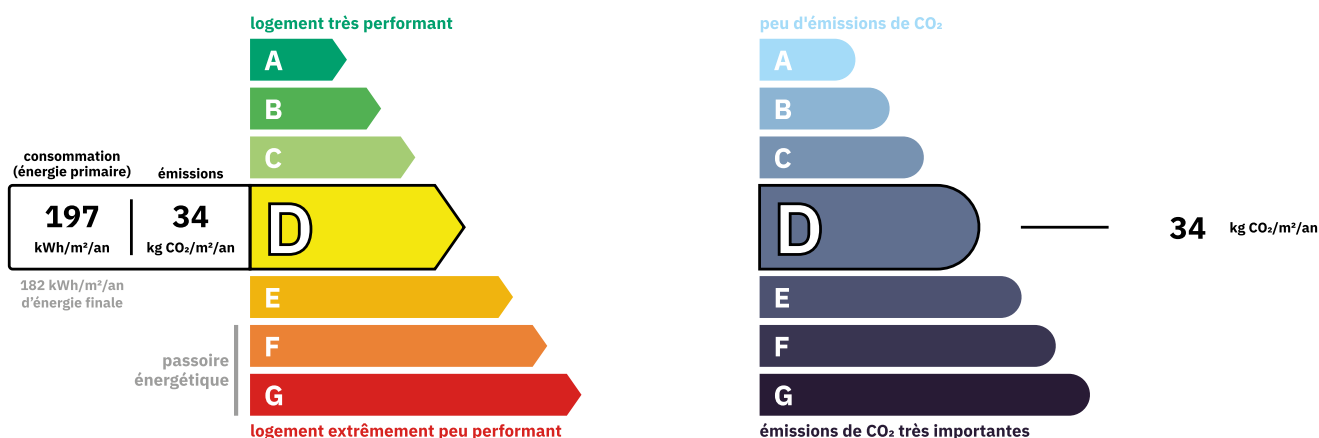
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## ENERGIE-DPE

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Property **Poorly efficient**  
Estimated annual energy costs  
between 8260 € and 11240€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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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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