LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



ELEGANT 9-BED MANOIR WITH GUEST ANNEX, POOL & 3.5HA NEAR DURAS & EYMET – EXCEPTIONAL A ENERGY RATING

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PROPERTY FACT FILE

REFERENCE	A36877AT47
PRICE	€ 1,265,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	6
ACCOMMODATION	630 m²
LAND	34680 m²
TOWN	Duras
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison, Country House, Family Home
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

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





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- 9 bedrooms in total, incl. independent guest annex
- Spectacular double-height salon & reception rooms
- Pool, terraces & nearly 3.5ha private parkland
- Near Duras & Eymet, private but not isolated
- Exceptional A-rated energy performance

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Exceptional country manoir near Duras and Eymet, set within nearly 3.5 hectares of landscaped parkland and offering a rare sense of light, space and privacy. The property provides 9 bedrooms in total, including an independent 2-bedroom guest annex and a versatile ground-floor suite.



DESCRIPTION

Set within approximately 3.5 hectares of private parkland near Duras and Eymet, this elegant country manoir combines impressive scale with a warm and welcoming atmosphere.

The main house offers generous reception space, including a spectacular double-height salon, library, music room and dining room. An artisan kitchen with marble worktops opens naturally towards the terraces and gardens, while a flexible ground-floor suite provides the option of single-level living or additional guest accommodation.



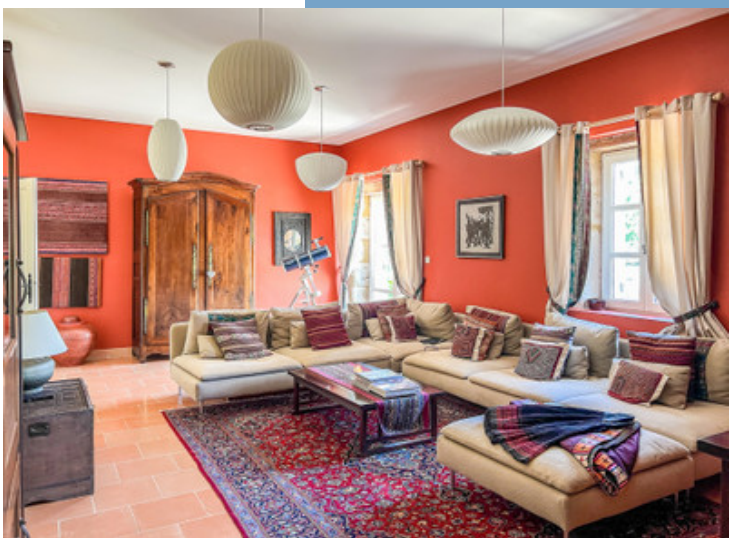
Upstairs are six further bedrooms, including several en-suite rooms and a spacious principal suite with its own sitting area. In total, the property offers seven bedrooms in the main house, complemented by an independent two-bedroom annex with its own kitchen, living area and bathroom — ideal for family, guests or rental use.

Outside, landscaped terraces, mature planting and a swimming pool create attractive spaces for relaxing and entertaining. The surrounding parkland and woodland provide privacy without isolation, while a nearby village offers everyday amenities and both Duras and Eymet are around 12 minutes away.

A spacious garage, designed to complement the style of the main house, provides useful additional storage and parking.

Despite its size and traditional character, the property benefits from exceptional A-rated energy performance, with a ground source heat pump, underfloor heating and double glazing. The drainage system is also compliant.

The combination of sc...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A36877AT47

COMPLETE FILE AND PHOTO ON REQUEST

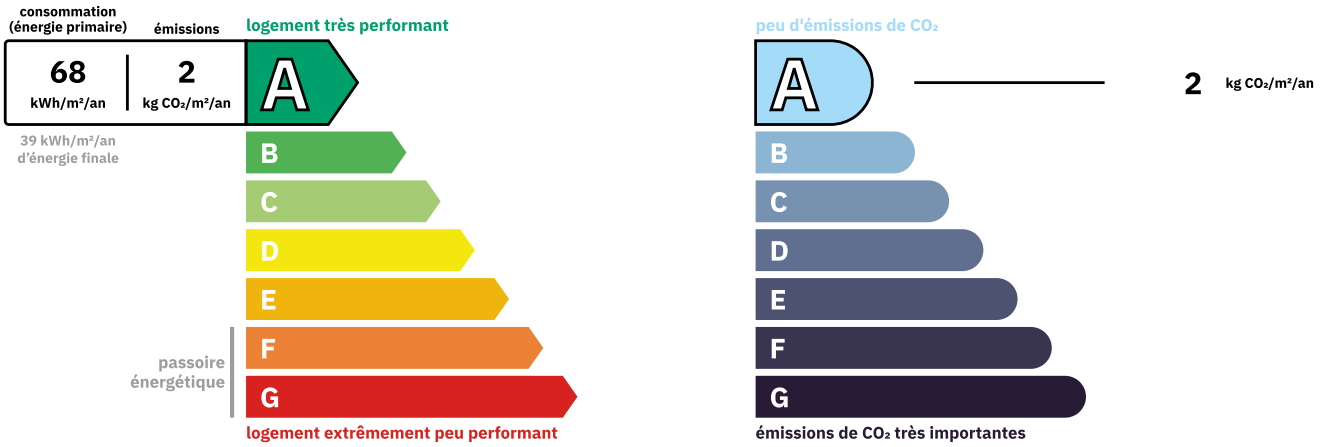
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 2820 € and 3890€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

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FILE COMPLETE AND PHOTOS ON REQUEST

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