



EXCEPTIONAL 9-BEDROOM ESTATE WITH POOL,  
ANNEX & 3.5HA – PRESTIGE LIVING OR BUSINESS  
POTENTIAL. ENERGY CLASS A



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9-BEDROOM ESTATE WITH  
POOL, ANNEX & 3.5HA –  
PRESTIGE LIVING OR  
BUSINESS POTENTIAL.  
ENE...



PROPERTY FACT FILE	
REFERENCE	A36877AT47
PRICE	€ 1,265,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	6
ACCOMMODATION	705 m <sup>2</sup>
LAND	34680 m <sup>2</sup>
TOWN	Duras
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison, Country House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Elegant reception rooms, artisan kitchen
- 2-bed annex for guests, staff or income
- Possibility of ground floor bedroom suite
- Luxury home, boutique hotel or wedding venue
- Airports 37km & 110km. Station 24km. Golf 23km.

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## A LANDMARK OF SPACE, ELEGANCE, & POSSIBILITY

A rare opportunity to own a beautifully appointed 9-bedroom, 6-bathroom mansion offering scale, elegance and extraordinary versatility. With six reception rooms - including a breathtaking double-height salon, library, and music room - this home is designed

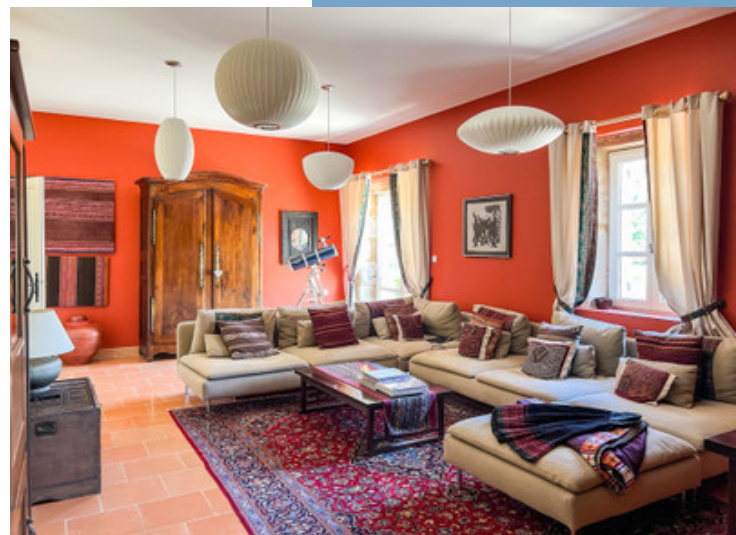
## DESCRIPTIF

### EXCEPTIONAL GROUND FLOOR LIVING

The spacious ground floor of this elegant home is designed for both grandeur and comfort. Character abounds with exposed stone walls, timber beam ceilings, and tiled floors with underfloor heating throughout. A sweeping stone staircase anchors the wide, welcoming hallways, creating effortless flow between the reception rooms – ideal for entertaining. These generous hall spaces also offer the perfect setting to display an art collection, enhancing the home's sense of refinement. The artisan-crafted kitchen with marble countertops opens to a magnificent dining room, while the double-height salon, music room, and library offer refined spaces to relax or host. With generous proportions and excellent layout, the ground floor offers the possibility of a bedroom suite, perfect for single-level living or guest accommodation. French doors connect the interior to landscaped terraces, shaded seating areas, and the pool. Whether as a family residence or hospitality venue, this level delivers versatility and elegance in equal measure.

### ELEGANT FIRST FLOOR WITH SPACIOUS SUITES AND CHARACTER FEATURES

Rising from the grand stone staircase, the first floor continues the sense of scale and refinement. Six beautifully presented bedrooms are arranged off wide, flowing hallways that offer both privacy and a sense of calm. Three bedrooms enjoy en-suite bathrooms, while a fourth & fifth features a stylish Jack & Jill arrangement—ideal for families or guests.



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36877AT47>

COMPLETE FILE AND PHOTO ON REQUEST

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)

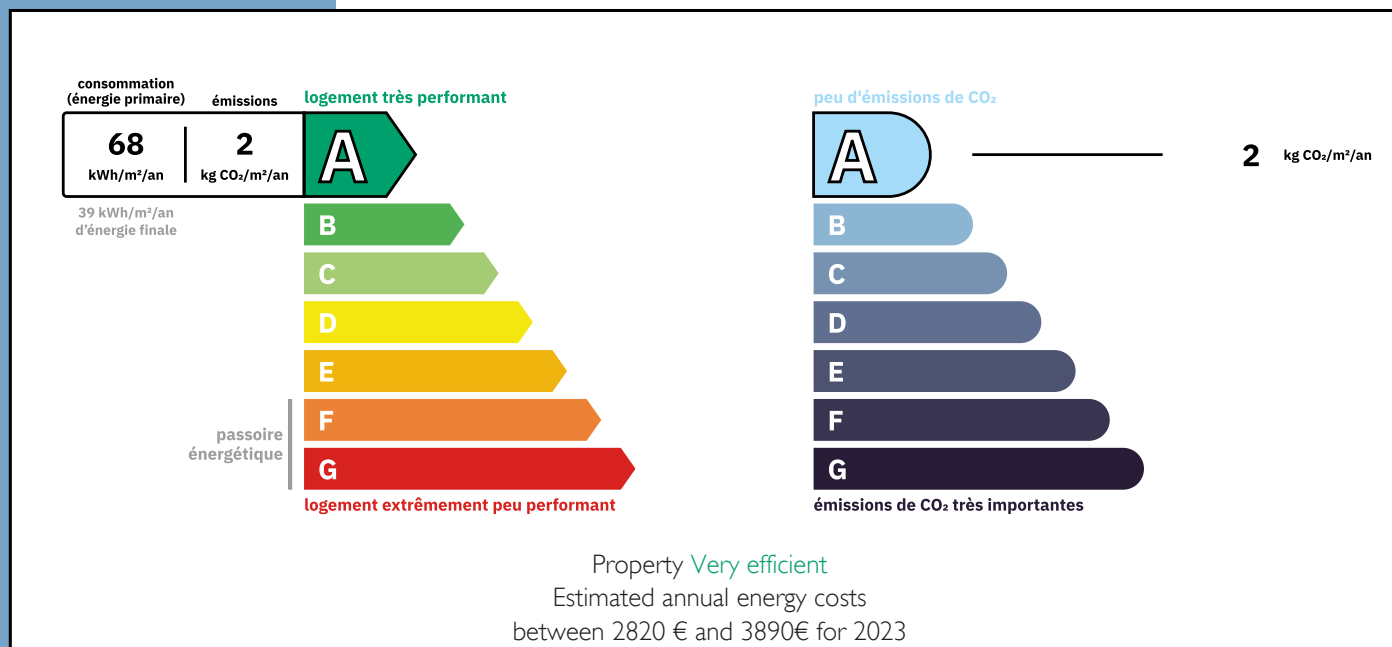


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

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