LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



ELEGANT 9-BED MANOIR WITH GUEST APARTMENT, POOL & 3.5 HA 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 incl. separate guest apartment
- Spectacular double-height salon & reception rooms
- Pool, terraces & nearly 3.5 ha private parkland
- Near Duras & Eymet, private but not isolated
- Exceptional A-rated energy performance

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An elegant late 19th-century manoir near Duras and Eymet, immaculately presented and ready to enjoy. Nearly 3.5 hectares of landscaped parkland frame a home of remarkable light, space and privacy, combining approximately 630 m² of accommodation with an exceptional A energy rating.



DESCRIPTION

Immaculately presented and ready to enjoy, this elegant late 19th-century manoir stands within nearly 3.5 hectares of landscaped parkland and woodland near Duras and Eymet. Approximately 630 m² of accommodation combines generous proportions and period character with an exceptional A energy rating.

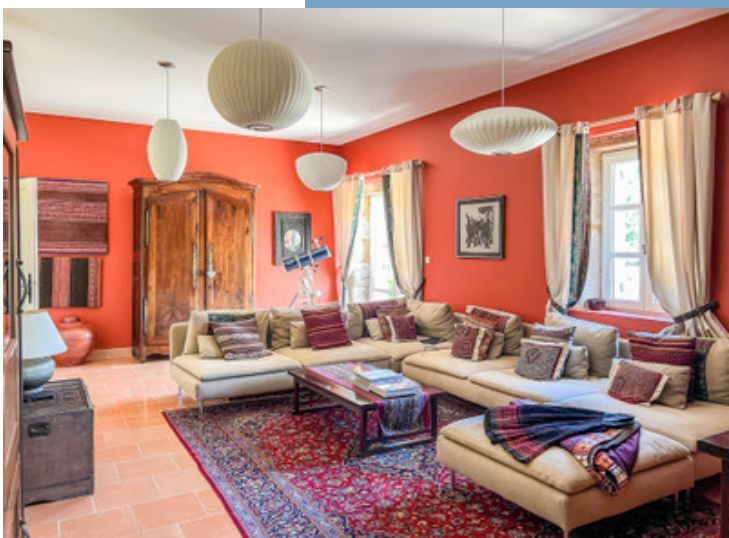
The spectacular double-height salon is the centrepiece of the home, offering an impressive yet welcoming setting for entertaining. A dining room, library and music room provide further spaces to gather or retreat with a book. The beautiful artisan kitchen, with marble worktops and generous preparation space, connects to the dining room and rear hallway. From here, doors lead outside to the terraces and gardens, making outdoor dining a natural part of everyday life.



The main house offers seven bedrooms, including a versatile ground-floor suite. Upstairs are six further bedrooms, including a spacious principal suite with its own sitting area. Together with the guest apartment, the property provides nine bedrooms and six bathrooms, offering comfort and privacy for family and guests.

The refurbished, self-contained guest apartment offers independent accommodation within the same building. Its open-plan kitchen, dining and living area opens directly onto the gardens, with two bedrooms and a bathroom upstairs. Ideal for visiting friends, extended family or potential rental use, it adds flexibility to this substantial home.

Outside, mature planting, landscaped terraces and the swimmin...



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

COMPLETE FILE AND PHOTO ON REQUEST

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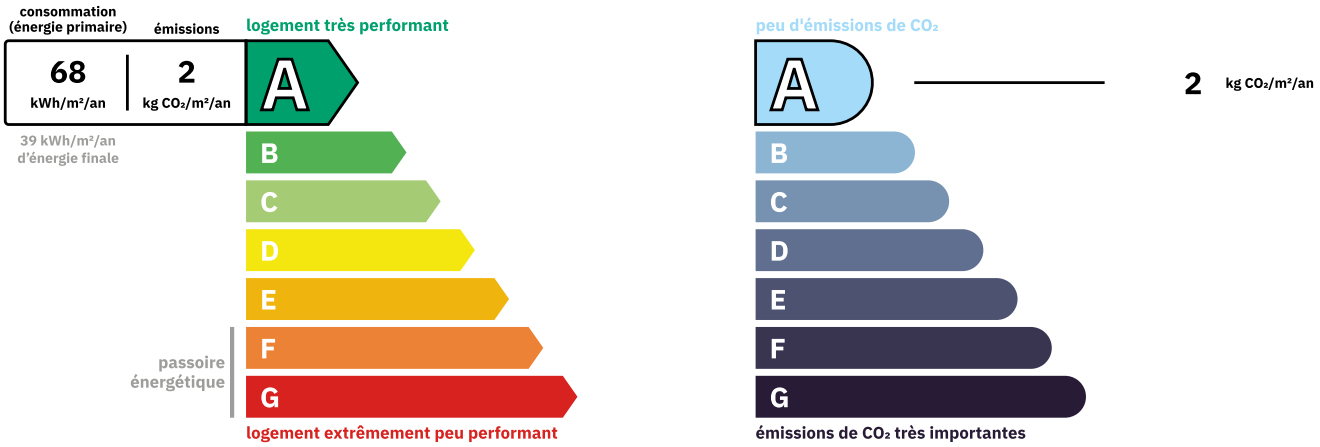
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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

Réf :A36877AT47
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