



ELEGANT MANOIR WITH POOL, GUEST ANNEX
& 3.5HA PARKLAND, LIGHT-FILLED LIVING.

ELEGANT MANOIR WITH
POOL, GUEST ANNEX &
3.5HA PARKLAND,
LIGHT-FILLED LIVING....



PROPERTY FACT FILE	
REFERENCE	A36877AT47
PRICE	€ 1,265,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	6
ACCOMMODATION	665 m ²
LAND	34680 m ²
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 estate with separate 2-bed guest annex
- Seamless indoor outdoor living, terraces & pool
- Light-filled spaces & stunning double-height salon
- Private setting yet close to vibrant bastide towns
- Excellent energy efficiency (A rating)

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POOL, GUEST ANNEX &
3.5HA PARKLAND,
LIGHT-FILLED LIVING....

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An elegant country residence set within nearly 3.5 hectares of landscaped grounds, offering a rare sense of light, flow and privacy.

The main house offers 7 bedrooms and 5 bathrooms, including a versatile ground-floor suite currently arranged as a second salon,

DESCRIPTION

GROUND FLOOR – SPACE, LIGHT & FLOW

The ground floor is designed for both everyday comfort and entertaining, with a wonderful sense of space and flow throughout. Exposed stone walls, timber beams and tiled floors with underfloor heating create warmth and character.

Wide, welcoming hallways and a sweeping stone staircase connect the reception rooms, offering both practicality and a natural setting for artwork or statement pieces.

The artisan kitchen with marble worktops opens to a generous dining room, while the spectacular double-height salon, music room and library provide a series of elegant yet inviting living spaces.

A flexible ground-floor suite, currently arranged as a second salon, offers the option for single-level living or guest accommodation. French doors open directly onto terraces, shaded seating areas and the pool, creating an effortless connection between house and garden.

FIRST FLOOR – CALM, COMFORT & CHARACTER

The first floor continues the sense of space and balance, with six bedrooms arranged off wide, light-filled hallways.

Three bedrooms benefit from en-suite bathrooms, while two further bedrooms share a well-designed Jack & Jill bathroom, ideal for family or guests.

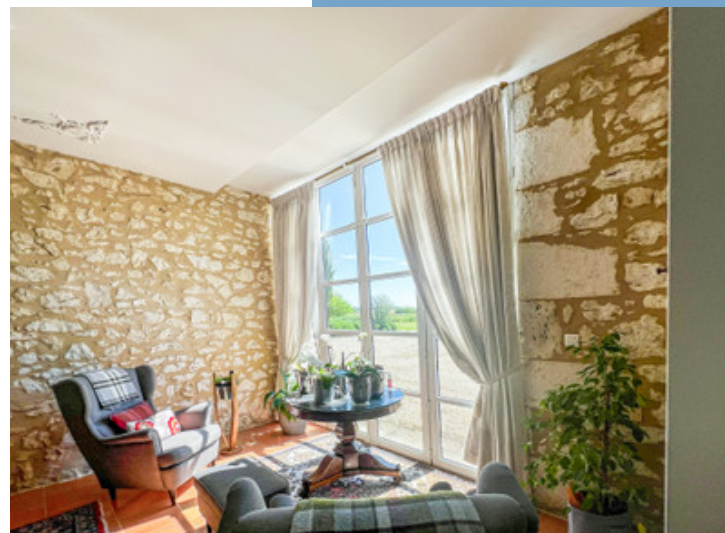
The principal suite offers generous proportions, with its own sitting area and en-suite shower room. A separate WC and a bright space suitable for a study, hobby room or studio add further flexibility.

Throughout, exposed stone, beams and carefully chosen finishes create a calm and...

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST

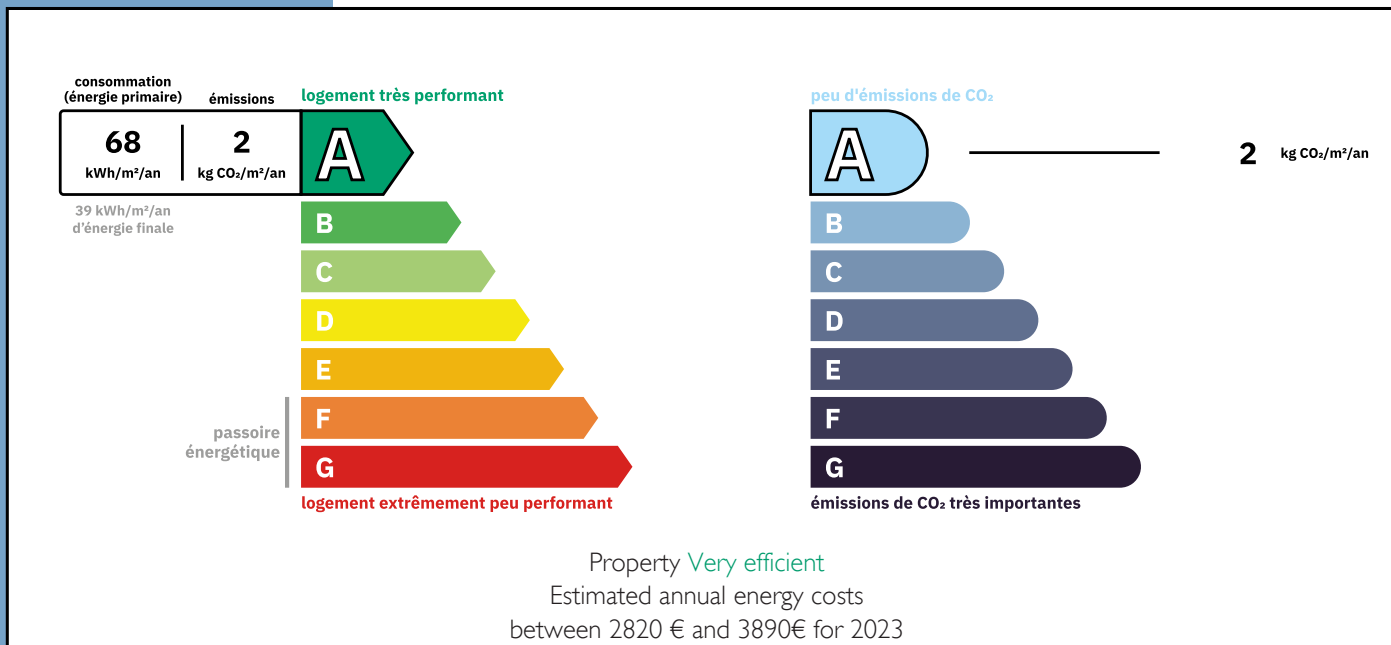


ELEGANT MANOIR WITH
POOL, GUEST ANNEX & 3.5H
PARKLAND, LIGHT-FILLED
LIVING....

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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FILE COMPLETE
AND PHOTOS
ON REQUEST

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