LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A36877AT47 Price: 1 265 000 EUR

agency fees to be paid by the seller

Elegant 9-bed manoir with guest annex, pool & 3.5ha near Duras & Eymet – exceptional A energy rating







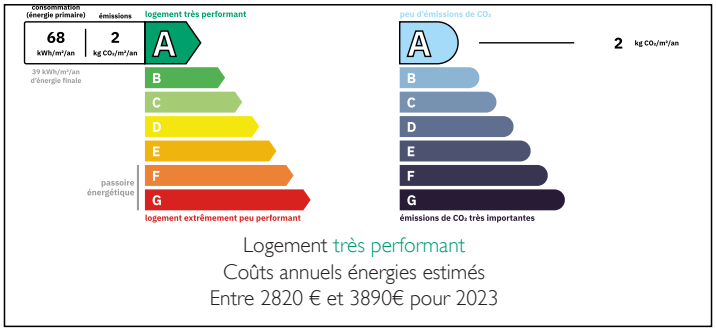








ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 2820 € et 3890€ pour 2023

INFORMATION

Town:	Duras
Department:	Lot-et-Garonne
Bed:	9
Bath:	6
Floor:	630 m2
Plot Size:	34680 m2

IN BRIEF

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.

A spectacular double-height salon, together with a dining room, library and music room, creates impressive yet welcoming living and entertaining space. An artisan kitchen with marble worktops opens naturally onto terraces, mature gardens and the swimming pool.

Exceptional A-rated energy performance is a rare advantage for a property of this scale. Just 12 minutes from thriving bastide towns, with Bergerac and Bordeaux airports within easy reach. Ideal as a substantial family or multigenerational home, with potential for boutique hospitality, retreats or private

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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NOTES

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 scale, independent accommodation and extensive grounds makes this an exceptional family or multigenerational home, while also offering potential for boutique hospitality, retreats or private events, subject to any necessary