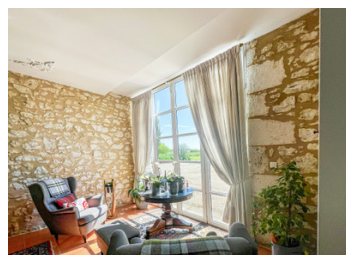


Elegant Manoir with Pool, Guest Annex & 3.5ha Parkland, Light-Filled Living.



INFORMATION

Town:	Duras
Department:	Lot-et-Garonne
Bed:	9
Bath:	6
Floor:	665 m ²
Plot Size:	34680 m ²

IN BRIEF

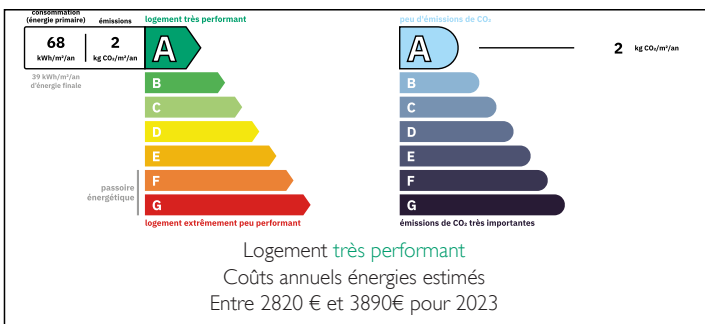
An elegant country residence set within nearly 3.5 hectares of landscaped grounds, offering a rare sense of light, flow and privacy.

The main house offers 7 bedrooms and 5 bathrooms, including a versatile ground-floor suite currently arranged as a second salon, complemented by a separate 2-bedroom annex ideal for guests or rental use.

A spectacular double-height salon filled with natural light, alongside a dining room, library and music room, creates a home equally suited to relaxed living or entertaining. Wide, welcoming hallways and a sweeping stone staircase enhance the sense of space. The artisan kitchen with marble worktops connects seamlessly to the dining space and opens naturally onto terraces and gardens.

Outside, terraces, a stylish pool and mature parkland

ENERGY - DPE



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.



NOTES

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 welcoming