LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45545AT47 Price: 550 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (519 000 EUR without fees)

Substantial country manor with 3 guest apartments, pool and income potential between Duras & Eymet















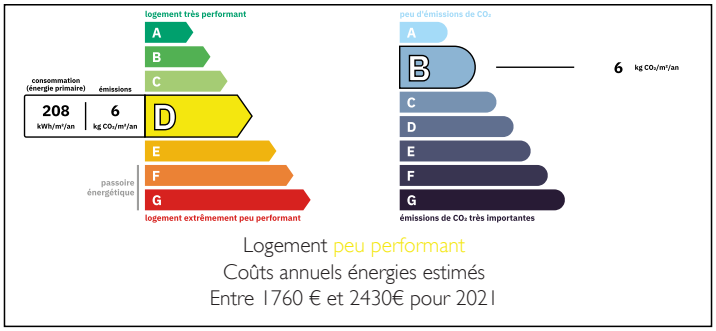
INFORMATION

Town:	Duras
Department:	Lot-et-Garonne
Bed:	7
Bath:	5
Floor:	515 m2
Plot Size:	7700 m2

IN BRIEF

Substantial country manor with over 500m² of flexible accommodation, three guest apartments/gîtes, swimming pool and outbuildings, set in approximately 7,700m² of grounds just 10 minutes from Duras and within easy reach of Eymet and Bergerac. The property combines generous principal accommodation with additional guest and independent living spaces, offering excellent potential for a gîte business, multi-generational living or simply a very large family home. Rich in character and with scope for updating and further enhancement, it offers an unusual amount of accommodation and versatility in a peaceful South-West France setting.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1760 € et 2430€ pour 2021

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 7,700m² of mature grounds, this substantial country manor offers over 500m² of character-filled accommodation just 10 minutes from the bastide town of Duras, with Eymet, Sainte-Foy-la-Grande and Bergerac also within easy reach.

The property combines a generous principal residence with three additional guest apartments/gîtes, offering considerable flexibility for a large family, multi-generational living or a hospitality business. One guest apartment connects directly with the main house and could readily be incorporated into the principal accommodation, while Gîtes 2 and 3 occupy converted adjoining outbuildings and have independent external access.

The house retains a wealth of period character, including an integral pigeonnier. Separate from the main ensemble, a renovated former tobacco-drying barn provides substantial garaging and storage, while a large covered stone terrace is ideal for outdoor dining and entertaining.

The mature grounds include established trees, planting and roses, with the swimming pool forming a natural focal point beside the house and gardens. The pool currently requires a replacement liner and cover before being returned to use, while the gardens offer scope for renewed attention and enhancement.

Internally, the property offers comfortable accommodation, while providing scope for updating and personalisation to suit individual tastes and requirements. This gives a new owner the opportunity to put their own stamp on the house while retaining its character and generous proportions.

Unusually for a property of this age and scale, the principal house and two guest apartments are rated D for energy performance. Overall, the property