



VAST 3.9-HECTARE ESTATE IN THE
COUNTRYSIDE WITH GUEST HOUSE, POOL, AND
BREATHTAKING PANORAMIC VIEWS.

FAST 3.9-HECTARE ESTATE
IN THE COUNTRYSIDE
WITH GUEST HOUSE,
POOL, AND
BREATHTAKING
PANORAMIC VIEWS....



PROPERTY FACT FILE	
REFERENCE	A38721GJP47
PRICE	€ 1,295,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	6
ACCOMMODATION	471 m ²
LAND	30900 m ²
TOWN	Duras
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Protected and peaceful environment
- 360° panoramic views
- High end renovations
- Infinity Pool and Spa
- Independent guest house

VAST 3.9-HECTARE
ESTATE IN THE
COUNTRYSIDE WITH
GUEST HOUSE, POOL,
AND BREATHTAKING
PANORAMIC VIEWS....

Ref : A38721GJP47

Exceptional Estate with Guest House, Pool, Spa, Panoramic Views, and 3.9 ha of Land

Set in a rare and beautiful natural environment, this 15th-century stone estate is a true haven of peace nestled in the heart of the Duras countryside. Offering breathtaking 360° views of the surrounding

DESCRIPTIF

Main House – Elegance, Space, and Modern Comfort

Carefully restored by local artisans, the main house combines the charm of the past with high-end contemporary features. The entrance opens onto a large, covered terrace (30 m²) made of natural stone, overlooking the valley.

On the upper floor, the bright living spaces (approximately 50 m²) include a cozy sitting area and an elegantly decorated dining room, alongside a top-of-the-line kitchen (15.8 m²) equipped with a central island, a 'La Cornue' gas stove, and solid wood countertops. A charming loggia with hand-painted cement tiles extends the living area, providing a unique space to relax.

The sleeping quarters offer five comfortable bedrooms including:

- A spacious ground-floor master bedroom (38.6 m²) with Italian-style shower, WC, and fitted dressing room
- One bedroom with bathroom (20.7 m²)
- Two additional bedrooms each with their own shower room
- A guest bedroom with independent access

Double wooden French doors open onto the garden and terraces, creating a peaceful and light-filled atmosphere.

Wellness Area & Retro Bar

The garden-level reveals a magnificent wellness space featuring:

- A vintage-style bar from the 60s/70s era (approx. 60 m²) with natural stone flooring, underfloor heating, professional-grade equipment, and an ideal musical ambiance for entertaining
- Direct access to the pool terrace

Independent

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38721GJP47>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

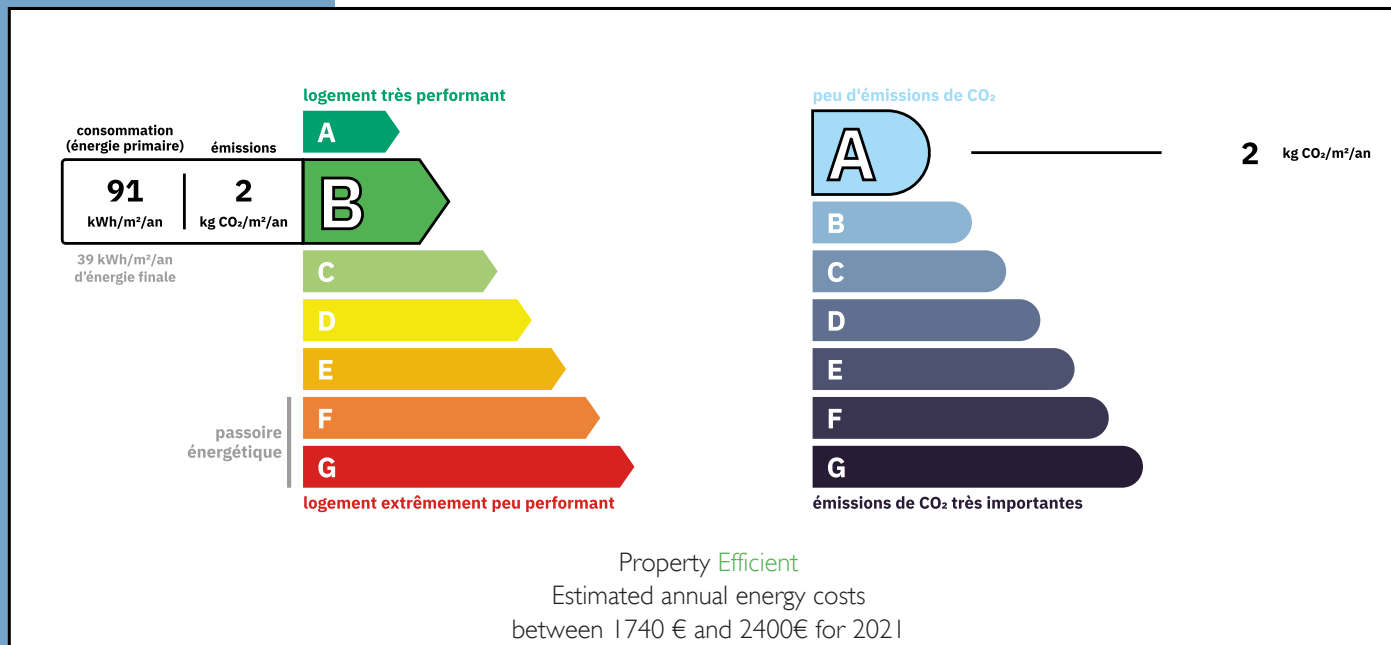
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

FAST 3.9-HECTARE ESTATE IN THE COUNTRYSIDE WITH GUEST HOUSE, POOL, AND BREATHTAKING PANORAMIC VIEWS....

Ref : A38721GJP47

ENERGIE-DPE

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



NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. 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 : A38721GJP47
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr