



VAST 4-HECTARE ESTATE IN THE COUNTRYSIDE  
WITH GUEST HOUSE, POOL, AND  
BREATHTAKING PANORAMIC VIEWS.



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PROPERTY FACT FILE	
REFERENCE	A38721GJP47
PRICE	€ 1,250,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	6
ACCOMMODATION	471 m <sup>2</sup>
LAND	40000 m <sup>2</sup>
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

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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 m<sup>2</sup>) made of natural stone, overlooking the valley.

On the upper floor, the bright living spaces (approximately 50 m<sup>2</sup>) include a cozy sitting area and an elegantly decorated dining room, alongside a top-of-the-line kitchen (15.8 m<sup>2</sup>) 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 m<sup>2</sup>) with Italian-style shower, WC, and fitted dressing room
- One bedroom with bathroom (20.7 m<sup>2</sup>)
- 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 m<sup>2</sup>) 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

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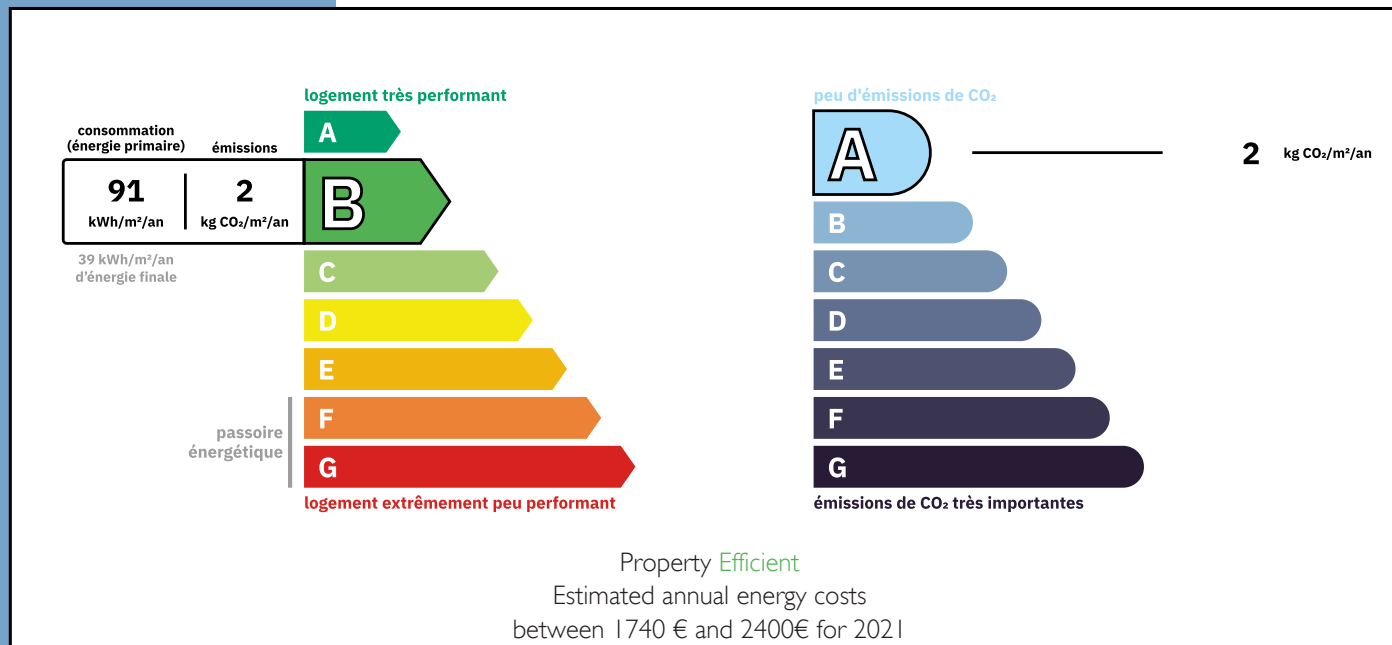


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## ENERGIE-DPE

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



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## CONTACT

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