

Prestigious Country Manoir luxuriously renovated with countryside views and swimming pool



INFORMATION

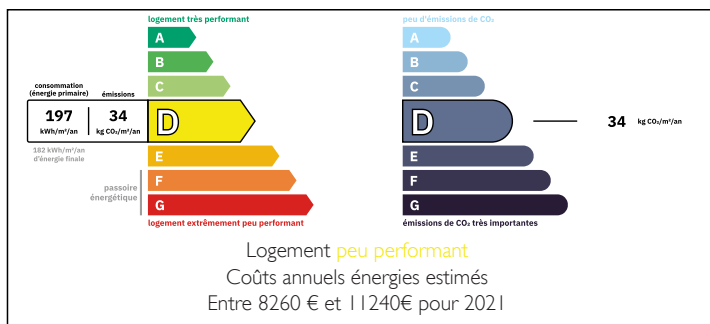
Town:	Duras
Department:	Lot-et-Garonne
Bed:	5
Bath:	4
Floor:	536 m2
Plot Size:	48587 m2

IN BRIEF

Exquisitely renovated Manoir on grounds of 10 acres (4H87) enjoying a meticulously designed and maintained topiary garden area with two feature lily ponds, swimming pool and views of the surrounding countryside. The spacious and elegant accommodation along with impressive reception rooms, includes 5 large bedrooms and 4 bathrooms. Most recently the roof has been redone, central heating installed as well as double glazing, allowing you to enjoy the beauty of the original features whilst living in comfort. An idyllic property within close proximity of Duras and of course Bergerac and its airport. A splendour!



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.



DESCRIPTION

The Rooms: (Floorplans available)

Ground Floor

Entrance Hall 5.33 m x 3.98 m

Guest cloakroom/toilet

Living Room 6.49 m x 6.96 m

Sitting Room 12.90 m x 4.81 m

SunRoom 9.36 m x 5.02 m

Dining Hall 13.60 m x 5.28 m

Kitchen 4.95 m x 5.70 m

Bedroom 1 6.45 m x 5.22 m

Ensuite Bathroom 5.12 m x 3.24 m (Wardrobe 5.02 x 1.58)

Bedroom 2 4.06 m x 4.12 m

Ensuite Bathroom 2.33 m x 4.54 m

FIRST FLOOR

Landing

Bedroom 3 5.93 x 4.88 m

Ensuite Bathroom 2.46 x 1.53 m

Bedroom 4 4.41 m x 3.01 m

Ensuite Bathroom 3.25m x 1.77 m

Second Floor

Bedroom 5 / Office 5.33 m x 4.88 m

LOCAL TAXES

Taxe foncière: 2694 EUR

Taxe habitation: EUR

NOTES

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