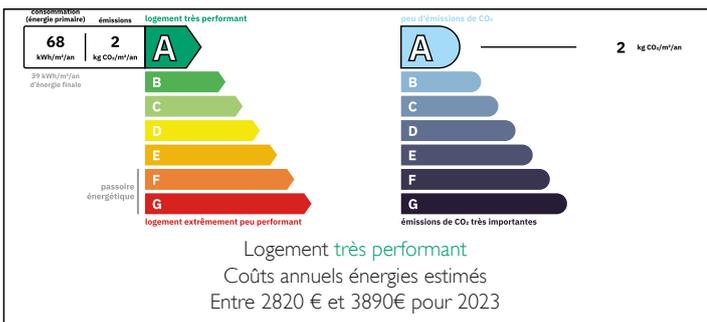


## Exceptional 9-Bedroom Estate with Pool, Annex & 3.5ha – Prestige Living or Business Potential. Energy Class A

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Duras
Department:	Lot-et-Garonne
Bed:	9
Bath:	6
Floor:	705 m <sup>2</sup>
Plot Size:	34680 m <sup>2</sup>

## IN BRIEF

A LANDMARK OF SPACE, ELEGANCE, & POSSIBILITY

A rare opportunity to own a beautifully appointed 9-bedroom, 6-bathroom mansion offering scale, elegance and extraordinary versatility. With six reception rooms - including a breathtaking double-height salon, library, and music room - this home is designed for grand living. The artisan-crafted kitchen with marble counters flows into a beautiful dining room, ideal for entertaining. Wide hallways, a sweeping stone staircase, and flawless finishes create a seamless sense of luxury and elegance.

A separate 2-bedroom annex offers privacy for guests, staff or rental income.

Outside, manicured terraces, a stylish pool area and nearly 3.5ha of parkland and woodland paths create a private paradise.

Just 15 mins from two thriving bastide towns, with vineyards and golf close by.

An exceptional home - or the perfect setting for a

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

### EXCEPTIONAL GROUND FLOOR LIVING

The spacious ground floor of this elegant home is designed for both grandeur and comfort. Character abounds with exposed stone walls, timber beam ceilings, and tiled floors with underfloor heating throughout. A sweeping stone staircase anchors the wide, welcoming hallways, creating effortless flow between the reception rooms – ideal for entertaining. These generous hall spaces also offer the perfect setting to display an art collection, enhancing the home's sense of refinement. The artisan-crafted kitchen with marble countertops opens to a magnificent dining room, while the double-height salon, music room, and library offer refined spaces to relax or host. With generous proportions and excellent layout, the ground floor offers the possibility of a bedroom suite, perfect for single-level living or guest accommodation. French doors connect the interior to landscaped terraces, shaded seating areas, and the pool. Whether as a family residence or hospitality venue, this level delivers versatility and elegance in equal measure.

### ELEGANT FIRST FLOOR WITH SPACIOUS SUITES AND CHARACTER FEATURES

Rising from the grand stone staircase, the first floor continues the sense of scale and refinement. Six beautifully presented bedrooms are arranged off wide, flowing hallways that offer both privacy and a sense of calm. Three bedrooms enjoy en-suite bathrooms, while a fourth & fifth features a stylish Jack & Jill arrangement—ideal for families or guests. The luxurious master suite features its own sitting area, en-suite shower room, and refined décor. A separate WC and a bright craft or hobby...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES