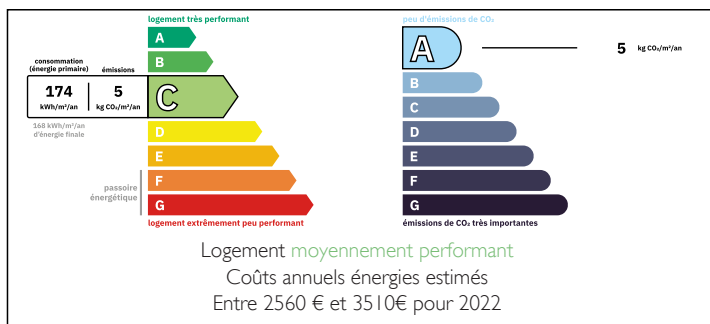


Elegant and Spacious 5-Bed Stone Home with Breathtaking Views, Refined Interiors, and a Stunning 12x6 Pool

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Duras
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	317 m2
Plot Size:	13000 m2

IN BRIEF

This beautifully renovated 5-bedroom stone home offers exceptional space, luxurious finishes, and breathtaking views.

Designed for elegant indoor-outdoor living, it features a full-height salon with fireplace and galleried landing, and an expansive kitchen-diner with stone walls and light pouring in from both sides. A spacious ground floor master suite and optional second bedroom or office offer flexibility.

Every room is filled with natural light and timeless character—stone, beams, volume, and quality throughout.

Step outside to enjoy the magnificent heated 12x6m pool, perfectly positioned to take in the panoramic landscape. A large attached barn and undeveloped annex offer scope for further living space, creative pursuits, or even a guest house (STP).

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

This beautifully renovated 4-5-bedroom stone home offers exceptional space, refined finishes, and uninterrupted countryside views — a perfect blend of character and comfort in the heart of southwest France.

You enter directly into the full-height kitchen-diner — a space of light, volume and natural materials, with stone walls and patio doors framing panoramic views. This sociable heart of the home flows into the dramatic double-height salon with fireplace and galleried landing above — ideal for entertaining or quiet retreat.

Off the salon, a hallway (also accessible from outside) leads to a large utility room with shower, and a charming room with fireplace — ideal as an office or second bedroom. A separate WC is located just off the hallway. The utility room connects directly to the attached stone barn.

An inner hall leads to the elegant master suite, filled with natural light from a large window and patio doors opening onto the garden. The spacious bathroom, featuring a bathtub, double vanity, and WC, offers a serene and private retreat.

Upstairs, a galleried landing opens to three spacious bedrooms, each with exposed beams and traditional framed windows, balanced by large ceiling windows that fill the space with natural light. A family bathroom and separate WC complete the upper level.

Outside, the property offers beautiful grounds and a heated 12x6m pool with far-reaching views. You will want to stop and just gaze. Terraces surround the house for dining and relaxing. Mature trees provide natural shade, while a potager and functioning well...

LOCAL TAXES

Taxe habitation: EUR

NOTES