

Vast 4-hectare estate in the countryside with guest house, pool, and breathtaking panoramic views.



## INFORMATION

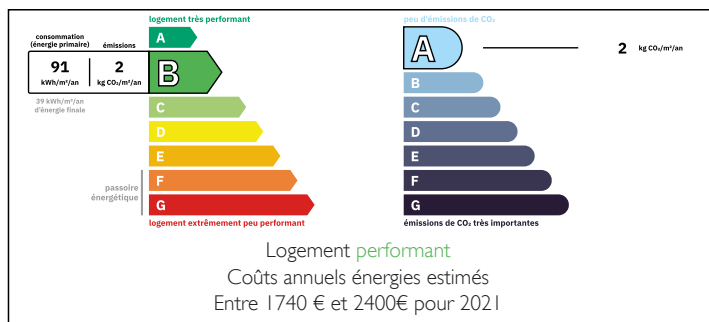
Town:	Duras
Department:	Lot-et-Garonne
Bed:	7
Bath:	6
Floor:	471 m2
Plot Size:	40000 m2

## IN BRIEF

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 valleys, vineyards, and even the ruins of an 11th-century castle, the property spans approximately 4 hectares in one continuous plot within the Natura 2000 protected zone — ensuring lasting tranquility with no future construction nearby.



## 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.



## LOCAL TAXES

Taxe foncière:	2000 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

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 Guest House (Gîte)

The second house or gîte offers quality amenities:

- Entrance hall (17.8 m<sup>2</sup>)
- Kitchen with open fireplace (16.6 m<sup>2</sup>)
- Living/dining room (22.5 m<sup>2</sup>) with built-in bookshelves