



Duras, 47120, Lot-et-Garonne

Stone village house located within walking distance of all amenities and services

Approx 150 m2 of habitable space, 3 bedrooms

1 212 m2 of garden with large outbuildings

Entrance / Corridor + Office : 19 m2 Unfitted kitchen: tiled floor. Glazed door opening on to terrace Shower room: shower + washbasin. 5.80 m2 Living room: tiled floor, papered walls. Open fireplace. Glazed door. 46 m2 First floor : Landing Bedroom 1 : carpet, wallpapered walls. 9.20 m2 Bedroom 2 : same decor. 18.80 m2 Bedroom 3 : same decor. 18.80 m2 Bathroom: bath, washbasin + WC. 9 m2 Hangar – 115 m2 Garage / workshop – 40 m2 Cellar Oil fired central heating Individual drainage – possibility to connect to mains drains Fenced garden of 1 212 m2 Well

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Bed(s)	: 3
Bath(s)	: 2

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Square feet	: 150
Plot Size	: 1212

CONVENIENCE: