



Duras, 47120, Lot-et-Garonne

Spacious Village house with basement, constructed in the seventies.

Small village in the Lot et Garonne between Duras and Eymet

Approx 220 m2 of habitable space (6 bedrooms + studio)

5 893 m2 of garden

Entrance: modern tiled floor. 6 m2 Corridor: 13 m2 Living room / Dining room: laminate floor, painted walls. Log burner. Glazed doors opening on to garden. 39.50 m2 Fitted kitchen: tiled floor. Glazed doors. 17.50 m2 Lounge: laminate floor, papered walls and painted ceiling. Glazed doors. 24.50 m2 Shower room: shower + washbasin. 3 m2 Bedroom 1: laminate floor, papered walls. 12.50 m2 Bedroom 2: same décor. Cupboard. 10 m2 Bedroom 3: same décor. 12 m2 Bedroom 4: same décor. 12 m2 Corridor: 5.50 m2 Bathroom : bath + washbasin. 7.60 m2 WC First floor : Landing Bedroom 5: laminate floor, painted walls and ceiling. 20 m2 Bedroom 6: same décor. 20 m2 Loft space Full basement consisting of a small studio, storerooms, cellar and large garage. Oil fired central heating + log burner. Mains drainage 5 893 m2 of garden Above ground pool + summer kitchen

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Bed(s)	: 6
Bath(s)	: 2
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Square feet	: 220
Plot Size	: 5893

CONVENIENCE:

General Amenities: Village location, Town drains, Basement,

Heating Type: Oil fired central heating,

Exterior Amenities: Garage, Fruit Trees,