



Duras, 47120, Lot-et-Garonne

Large country house built in 1995 – Duras area
 Elevated position in a rural hamlet with superb views
 250 m2 of habitable space = 4 bedrooms + studio and storage
 5 555 m2 of garden

Ground floor Entrance hall: tiled floor, papered walls and exposed roof beams in the tower. 19m2 Living room with glazed door to garden. Exposed beams otherwise same décor. 53 m2 Dining area, off kitchen, 12 m2. Fitted kitchen with scullery. 10 + 8 m2 Wc with hand basin Dressing room Bedroom 1/ office: glazed door to garden. 13.2 m2 Bedroom 2: same décor. 15.7 m2 Large bathroom with bath and shower. 11 m2 Bedroom 3: 14.10 Bedroom 4: same décor. 11.30 m2 Wooden staircase from entrance hall to first floor of tower. Superb, exposed roof structure. 28 m2 Basement Staircase from entrance down to basement. Cellar / boiler room / garage and storage. 45 m2 studio with living room, bedroom and shower room. Electric heating Central Hovering system Under floor gas central heating system (buried tank) Double glazing Septic tank 5 555 m2 of garden with fruit trees

:	
Bed(s)	: 5
Bath(s)	: 2
:	
Square feet	: 250
Plot Size	: 5555

CONVENIENCE:
General Amenities: View, Hamlet location, Guest cottage, Double glazing, Basement,
Heating Type: Under floor heating, Gas central heating,
Exterior Amenities: Garage, Fruit Trees, Covered terrace,
Interior Amenities: Fireplace(s),

NEIGHBORHOOD:
 Shopping : 5 minutes by Car center