



## Duras, 47120, Lot-et-Garonne

Stone building in the centre of the village of Duras with a light first floor apartment and a garage / barn space on the ground floor.

Approx 41 m2 of habitable space - 1 bedroom

Garage / barn on the ground floor

Ground floor entrance – wooden staircase leading to first floor: Living space with kitchen: tiled floor, exposed stone or painted walls. Log burner. 23 m2 Bedroom: 11 m2 Shower room: shower, sink + WC. 7 m2 Double glazing Mains drainage Electric heating Garage / barn space on the ground floor

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Bed(s)	: 1
Bath(s)	: 1
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Square feet	: 41

### CONVENIENCE:

**General Amenities:** Village / town center, Town drains, Fully restored, Double glazing,

**Heating Type:** Wood burner, Electric heating,

**Exterior Amenities:** Outbuilding(s),

**Interior Amenities:** Fitted kitchen,