



### Duras, 47120, Lot-et-Garonne

Stone property located in a hamlet just outside Duras, a Lot et Garonne village with all amenities  
2 bedrooms

Courtyard garden

- Entrance by small courtyard with cemented floor. 20 m2.
- Kitchen / salon : stone fireplace. 4.30 x 7.23 m.
- Pantry with shower room. 12 m2.
- Stairs from here to first floor :
- Bedroom 1: Lovely view. 2.92 x 4.00 m.
- Bedroom 2: 3.24 x 4.00 m.
- Small loft space
- Cellar
- Electric heating
- New septic system

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Bed(s)	: 2
Bath(s)	: 1

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Square feet	: 68
Plot Size	: 20

**CONVENIENCE:**

**General Amenities:** cellar, Terrace,  
**Heating Type:** Electric heating, Fireplace,

**NEIGHBORHOOD:**

Town center : 10 minutes by Walk