



## Duras, 47120, Lot-et-Garonne

Stone “maison de maitre” style farmhouse with various outbuildings on almost 2 hectares of land

Approx 200 m2 of habitable space ( 4 bedrooms)

Attached barn, large workshop, hangar and tobacco barn

Duras area – lovely views

Entrance hall : café tiled floor. 9.80 m2 . Wooden staircase leading to the first floor Kitchen / dinner: fitted solid wood units and fireplace. 24.6 m2. Wood clad ceiling Dining room : Fireplace. 24.70 m2. Sitting room: wooden floor and glazed door to garden 19.8 m2. Office : 7 m2 Wc with hand wash basin Bathroom : bath and basin. 5.5 m2. Bedroom 1 : 17.20 m2. Fitted storage, parquet floor and wall paper Shower room : shower, basin, bidet and laundry space. 10 m2. FIRST FLOOR: Bedroom 2: fireplace and wooden floor. 25 m2. Dressing : 5 m2. Bedroom 3 : 25 m2. Bedroom 4: 20 m2 (off of bed 3) Oil fired central heating Double glazing Septic tank Loft space Attached barn area Cellar Car lean-to Large separate hangar of approx 160 m2. Large work shop of approx 100 m2 Old tobacco barn 19 305 m2 of land (mostly prairie) “Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)”

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Bed(s)	: 4
Bath(s)	: 2

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Square feet	: 200
Plot Size	: 19305

### CONVENIENCE:

**General Amenities:** Well,Country location,cellar,

**Heating Type:** Oil fired central heating.

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