



Duras, 47120, Lot-et-Garonne

Stone village house located in the centre of Duras, a Lot et Garonne village with all amenities.

Approx 180 m2 of habitable space

Courtyard and cellar

Entrance: tiled floor, painted walls. Living room: wood floor, painted walls. Fireplace. 21 m2 Kitchen: 17.50 m2 Office: glazed door opening on to the courtyard Wooden staircase leading to first floor: Bedroom 1: wood floor, papered walls. Fitted cupboard. Bedroom 2: same décor. Fitted cupboard Bedroom 3: same décor. Door opening on to a large balcony. Bathroom: bath, bidet, washbasin WC Second floor – apartment with a living room, kitchen, two bedroom and a shower room + WC Cellar / basement Oil fired central heating Mains drainage Small courtyard of approx. 25 m2 “Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr”

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Bed(s)	: 5
Bath(s)	: 2

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Square feet	: 180

CONVENIENCE:

General Amenities: Town drains, Courtyard,

Heating Type: Oil fired central heating,