



## Duras, 47120, Lot-et-Garonne

Original stone house to renovate with various outbuildings

Country environment, close to the market town of Duras

8 000 m2 of land

Entrance: 9.80m2 Kitchen: 20 m2 Room: 15 m2 Shower room: shower, wash basin + bidet. 3.75 m2 WC  
Dining room: terracotta tiled floor. Fireplace. 23.50 m2 Room: terracotta tiled floor. Fireplace. Door opening  
on to the garden. 18 m2 Storage: 16.40 m2 Wooden staircase leading to first floor comprising of three  
rooms (21 m2 + 46 m2 + 19 m2) Attached barn: 200 m2 Attached workshop: 200 m2 Separate tobacco  
barn: 110 m2 No heating Single glazing Individual drainage 8 000 m2 of land ( more land available)  
Property not subject to Energy Rating report "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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Rooms	: 6
Bed(s)	: 1
Bath(s)	: 1

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Square feet	: 90
Plot Size	: 8000

### CONVENIENCE:

**General Amenities:** View,Country location,

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

**Interior Amenities:** Fireplace(s),