



Duras, 47120, Lot-et-Garonne

Charming country house located close to the village of Duras
175 m2 habitable space.

2 bedrooms on the ground floor and 1 bedroom + a large room in the eaves.

4 027 m2 of garden with pool

Entrance + laundry: 9 m2 Kitchen: modern tiled floor, exposed beams. 14.80 m2 Living room: quarry tiles, painted exposed beams. Fireplace. Cupboard. 45 m2 Bathroom: bath, basin + WC. 6.80 m2 Lobby: 8 m2 Bedroom 1 with ensuite: glazed door opening on to garden. 15 m2 Bedroom 2 : 17 m2 First floor in the eaves: Family / hobby space: 43 m2 Bedroom 3 : 17 m2 No central heating Double glazing Individual drainage 4 027 m2 of garden Pool Terrace Well "Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr"

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Rooms	: 5
Bed(s)	: 3
Bath(s)	: 2

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Square feet	: 175
Plot Size	: 4027

CONVENIENCE:

General Amenities: Terrace,Swimming pool,Double glazing ,

Heating Type: Fireplace,

Interior Amenities: Fitted kitchen,