



Duras, 47120, Lot-et-Garonne

Imposing stone property in a superb country location...

370 m2 of habitable space, 5 bedrooms. Attached barn.

41 760 m2 of garden with pool

7 km of Duras, a Lot et Garonne village with all amenities avec services

Entrance: tiled floor. 14 m2 Shower room: shower, washbasin + WC. 6 m2 Kitchen: tiled floor and stone fireplace. Marble work surfaces. Glazed door opening on to the garden. 35 m2 Laundry: 9.95 m2 Large living room divided into three, a living room space with open fireplace (33.50 m2) a dining room (28.50 m2) and a snug (30 m2) Bedroom 1: tiled floor, exposed stone walls and stone fireplace. Glazed door opening on to the garden. 33 m2 Shower room: shower, washbasin + WC. 22 m2 First floor: Landing + corridor: 37.50 m2 Bedroom 2: fitted cupboards. 35.5 m2 Ensuite: shower, washbasin + WC. 9.30 m2 Bedroom 3: exposed painted beams, wooden floor. 18.50 m2 Shower room: shower, washbasin + WC. 8.60 m2 Bedroom 4: 23.50 m2 Bedroom 5: 25.50 m2 Attached barn: 170 m2 Gas fired central heating Individual drainage Single glazing 41 760 m2 of land Salt pool Covered terrace with BBQ "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	: 7
Bed(s)	: 5
Bath(s)	: 4

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Square feet	: 370
Plot Size	: 41760

CONVENIENCE:

General Amenities:

View,Terrace,Swimming pool,Secluded location,Country location,

Heating Type: Gas central heating,Fireplace,

Exterior Amenities:

Outbuilding(s),Covered terrace,

Interior Amenities: Fitted kitchen,Fireplace(s),