



Duras, 47120, Lot-et-Garonne

Stone country property located in a hamlet, close to the village of Duras with all amenities and services. Lovely collection of buildings comprising of a 4-bedroom main house (just over 150 m2 of habitable space), a attached house to renovate (approx. 77 m2) and various outbuildings. 3 500 m2 of garden

Main house Living room: tiled floor. Fireplace with insert. 32 m2 Fitted kitchen: 18.6 m2. Two glazed doors, one to garden and one to covered terrace. WC + corridor: 4.50 m2 Dressing room / cloakroom: 7.80 m2 Office: 8.60 m2 Bathroom: bath, basin + bidet. 6 m2 First floor: Bedroom 1: 17 m2 Bedroom 2: hand basin + bidet. 18 m2 Bedroom 3: small balcony. 18 m2 Bedroom 4: 23 m2 Loft : 35 m2 Attached old house to renovate (approx 77 m2) comprising of a room + shower room on ground floor + two rooms on first floor. Garage Attached hangar: 140 m2 Oil fired central heating + insert Individual drainage Partially double glazed 3 500 m2 of garden "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)	: 6
Bath(s)	: 2
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Square feet	: 227
Plot Size	: 3500

CONVENIENCE:

General Amenities: Partly double glazed, Hamlet location, Guest cottage,
Heating Type: Oil fired central heating,
Exterior Amenities: Outbuilding(s), Garage,
Interior Amenities: Fitted kitchen, Fireplace(s),