



Duras, 47120, Lot-et-Garonne

Stone country house located in a lovely environment with views.

Property currently offers 103 m2 of habitable space, 3 bedrooms, but has various attached and separate outbuildings offering various possibilities if needed.

5 424 m2 of garden 10 Km from Duras – 15 Km from Eymet

Just over 7 hectares of attached land available for separate sale (including some wood land and a spring)

Living room with fitted kitchen: two glazed doors opening on to a terrasse. 40 m2 Corridor: 8 m2 Bedroom 1: wood floor. 10.40 m2 Bedroom 2: 10.30 m2 Bedroom 3 + dressing: 20 m2 Bathroom: bath, shower + basin. 6 m2 WC Three old rooms / storage rooms (25 + 28 + 10m2) and laundry / boiler room (30m2) Loft : 116 m2 Interior courtyard in the original winery Carport Three separate outbuildings: 90 m2 + 87 m2 + 80 m2 Underfloor heating – heat exchanger (2008) Thermodynamic water heater (2022) Double glazing Photovoltaic panels on roof (2013) Individual drainage “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)	: 1

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Square feet	: 103
Plot Size	: 5424

CONVENIENCE:

General Amenities: View, Double glazing, Country location,

Heating Type: Under floor heating, Heat pump,

Exterior Amenities: Outbuilding(s),