



Duras, 47120, Lot-et-Garonne

Country house in a secluded small hamlet approx 7km from Duras

Approx 129 m2 of habitable space – 2 bedrooms + office

Two attached barns and various small outbuildings on 28 835 m2 of land

Living room: fireplace with insert. 28.30 m2 + 20.30 m2 Kitchen: 11.50 m2 Pantry / larder: 8.40 m2 Corridor with built in cupboard: 13 m2 Office / room: 8.50 m2 Bedroom 1: cupboard. 16.10 m2 Bedroom 2: cupboard. 18 m2 Bathroom: bath + basin. 7 m2 WC Loft Attached barn : 48 m2 Attached barn: 100 m2 Separate hanger / various small garden outbuildings Gas fired central heating Secondary glazing Individual drainage 28 835 m2 of land “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)	: 2
Bath(s)	: 1

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Square feet	: 129
Plot Size	: 28835

CONVENIENCE:

General Amenities: Country location,
Heating Type: Gas central heating, Fireplace,

Exterior Amenities: Outbuilding(s),

Interior Amenities: Fireplace(s),