



## Duras, 47120, Lot-et-Garonne

Charming stone house in a lovely country environment. Well located between Duras and Monségur.

Approx 125 m2 habitable space (2 bedrooms + office)

8 738 m2 of land

Large open plan living room with kitchen area: quarry tiled floor, exposed beams. Open fireplace. Recessed sitting area with mezzanine space above. 62 m2 Pantry / laundry + WC: 8.50 m2 Bedroom 1 with a shower and a wash basin: door leading out to the garden. 18.20 m2 Office: 7.60 m2 Bedroom 2: wood floor. 12.80 m2 Shower room: shower, basin + WC. 6 m2 Lobby: 2.30 m2 Veranda / conservatory: 17 m2 + 13 m2 Wood fired central heating + open fireplace Single glazing Individual drainage Separate garage + workshop: 30 m2 + 35 m2 Hanger Summer kitchen 8 738 m2 land with a lavoir + source "Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)"

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

:	
Square feet	: 125
Plot Size	: 8738

### CONVENIENCE:

**General Amenities:** Country location,