



Duras, 47120, Lot-et-Garonne

Beautiful stone village house to renovate.

Located in a village with bakery between Duras and Ste Foy La Grande

Approx 120 m2 of habitable space – outbuildings

515 m2 of garden

Living room: tiled floor. 23.30 m2 Lounge: wood floor. Marble fireplace. 24 m2 Kitchen: open fireplace and door to garden. 20 m2 Shower room : shower + basin. 3 m2 Laundry / outbuilding: 12 m2 Storage / room

First floor : Bedroom 1 : 25.50 m2 Bedroom 2 : 13.60 m2 Lobby / room : 7 m2 Loft space Attached garage + WC : 71 m2 Town drains Single glazing No heating (original boiler has been removed but radiators still in place) Electric water heater 515 m2 of garden Property not subject to Energy Rating report “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	: 120
Plot Size	: 515

CONVENIENCE:

General Amenities: Village location, Town drains,

Heating Type: Electric water heater,

Exterior Amenities: Garage,

Interior Amenities: Fireplace(s),