



Duras, 47120, Lot-et-Garonne

Imposing stone building comprising of the original dwelling, two attached stone barns and various attached or separate farm buildings.

Duras area, lovely views.

Approx 146 m2 of habitable space – 4 bedrooms

15 758 m2 of land

Private driveway entrance Entrance : 11 m2 Kitchen / diner: tiled floor. Fitted cupboard. Fireplace. 26.40 m2 Lounge: modern tiled floor. Fireplace. 25.95 m2 Bedroom 1 : papered walls. 21.70 m2 Shower room: shower, bidet + basin. 6 m2 WC First floor: Landing: 7.50 m2 Bedroom 2: carpet. Marble fireplace. 26 m2 Bedroom 3: Marble fireplace. 14.20 m2 Bedroom 4 : wood floor. 12 m2 Loft Two attached barns: 120 m2 + 90 m2 Winery : 50 m2 Seperate hangar: 190 m2 Original tobacco barn 120 m2 Pigery + prune oven + bread oven Oil fired central heating Electric water heater Individual drainage Double glazing on the ground floor + single glazing on the first floor 15 758 m2 of land Two wells (house is on well water only) “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)	: 4
Bath(s)	: 1

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Square feet	: 146
Plot Size	: 15758

CONVENIENCE:

General Amenities: Well,Partly double glazed,Country location,

Heating Type: Oil fired central heating,Fireplace,Electric water heater,

Exterior Amenities: Outbuilding(s),

Interior Amenities: Original features,Fireplace(s),