



Duras, 47120, Lot-et-Garonne

Small desRestored stone farmhouse with spacious living accommodation

All restored since 2000

Approx 370 m2 of habitable space

Edge of Lot et Garonne village with all amenities

4 bedrooms

6 000 m2 of garden with garage, outbuilding and swimming pool

Ground floor Entrance hall: Tiled floor. Fitted cloak area. 11.40 m2 Large living / dining room area open to exposed roof beams, modern tiled floor and rendered walls. Bay windows to garden. Central fireplace with insert burner. 75 m2 Salon area: same décor and bay window to garden. 24 m2 Kitchen, fully fitted. Walk in pantry. Bay window to garden. 24.85 m2 Tiled corridor serving: Laundry room with fitted storage 14 m2 Wc with wash hand basin Boiler room From large living room, tiled corridor serving: Family bathroom, fully tiled. Shower, basin and double basin. 20 m2 Separate WC Bedroom 1: tiled floor, exposed beams and papered walls. Fitted storage. 19 m2 Bedroom 2: same decor. 19 m2 Bedroom 3: same décor. En suite shower room and large walk in dressing room. 18 m2 First floor Solid wooden staircase from main living area to first floor. Large mezzanine area with separate glassed office. 70 m2 Loft storage area. Sitting room / library. 42 m2 Bedroom 4 with basin and bidet and loft storage space. 22 m2 Attached garage with electric door. Cemented floor. 5.80 x 4.50 m. Separate outbuilding with original pigeon tower and large covered car port with cemented floor. 12 x 6.50 m. 6 000 m2 of garden with well and fruit trees. Covered swimming pool Double glazing Oil fired central heating (under floor or radiators) Two septic tanks in good working order "Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr"

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Bed(s)	: 4
Bath(s)	: 2

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Square feet	: 370
Plot Size	: 6000

CONVENIENCE:

General Amenities: Well,Swimming pool,Double glazing ,

Heating Type: Under floor heating,Oil fired central heating,Fireplace,

Exterior Amenities: Outbuilding(s),Garage,
Interior Amenities: Dressing room,

NEIGHBORHOOD:

Super market : 4 minutes by Car

School : 2 minutes by Car