



### Duras, 47120, Lot-et-Garonne

Charming stone house located in a small village approx. 9km from Duras

Approx 100 m2 of habitable space (3 bedrooms)

2 118 m2 of garden – good open views

Entrance under large covered and tiled terrace Living room + dining room: wood floor. Fireplace. 32 m2  
 Fitted kitchen: 6.8 m2 Bedroom 1: oak laminate wood flooring. Fitted cupboard. Fireplace. 14.68 m2  
 Bedroom 2 with small shower room (shower + washbasin): same décor. Fireplace. 17.3 m2 Bathroom: bath,  
 washbasin + WC Bedroom 3: same décor. 9.35 m2 Large space in the recently converted loft providing a  
 great guest bedroom or a light office / games room with WC and hand basin Garage (60 m2) + storage /  
 cellar (50 m2) below Oil fired central heating (recent boiler) Double glazing Individual drainage (recent  
 microstation) 2 118 m2 of fenced garden with fruit trees

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Bed(s)	: 3
Bath(s)	: 2
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Square feet	: 100
Plot Size	: 2118

**CONVENIENCE:**  
**General Amenities:** Village location, Terrace, Double glazing, cellar,  
**Heating Type:** Oil fired central heating,  
**Interior Amenities:** Original features,