



Duras, 47350, Lot-et-Garonne

Small hamlet in a country location – lovely collection of buildings comprising of an original stone farmhouse, a house with a basement floor, a small stone dwelling, an original winery, a hangar, and various small outbuildings

13 838 m2 of land – superb location with lovely views

14 Km from Marmande and 8 km from Lévignac de Guyenne Private driveway entrance 70' house, approx. 130 m2 of habitable space Ground floor Kitchen: 22 m2 Bedroom 1: 10.70 m2 WC with washbasin + bidet. 2.40 m2 Bedroom 2: 10.30 m2 Garage: 29.10 m2 Boiler room First floor: Terrace: 12.70 m2 Entrance: 7.40 m Kitchen: fitted cupboard. 14.40 m2 Living room: 21.10 m2 Bedroom 3: 11 m2 Bedroom 4: 11.10 m2 WC Shower room: shower, bidet + washbasin. 5.40 m2 Bedroom 5 : fitted cupboard. 11 m2 Oil fired central heating Individual drainage Original farm To renovate comprising of a terrace (32 m2), a kitchen (25.60 m2), two rooms (23.80 m2 + 13.90 m2) and an attached barn (100 m2). Hangar : 52 m2 Original chai Small stone dwelling – approx. 50 m2 Two rooms + storage + garage Small original pigsty Chicken house 13 838 m2 of land Well

:	
Bed(s)	: 4
Bath(s)	: 1
:	
Square feet	: 193
Plot Size	: 13838

CONVENIENCE:

General Amenities: Well, View, Hamlet location, Country location,

Heating Type: Oil fired central heating, Fireplace,

Interior Amenities: Fitted kitchen,