



Duras, 47120, Lot-et-Garonne

Authentic “Maison de maître” style property located in a small village between Marmande and Duras, local amenities accessible by foot

263 m2 of habitable space – 5 bedrooms

5 238 m2 of garden – lovely views

Front to back entrance hall with quarry tiled floor. Kitchen: stone fireplace with granule burner. 20 m2 Living room: 20 m2 Lounge: 20 m2 Office / bedroom 1: 22.28 m2 Pantry: 4 m2 Bathroom + WC: 14.50 m2 First floor: Office: 20.30 m2 Bedroom 2: 20.17 m2 Bedroom 3: 29 m2 Bedroom 4: 20 m2 Bedroom 5: 20 m2 Convertible Loft Outbuilding creating a patio garden: possibility for stables Granule burner Mains drainage 5 238 m2 of garden (included a prairie of approx. 5 000 m2) Well

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Bed(s)	: 5
Bath(s)	: 1
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Plot Size	: 5238

CONVENIENCE:

General Amenities: Village location, View, Town drains,

Heating Type: Pellet Stove,

Exterior Amenities: Outbuilding(s),

Interior Amenities: Fireplace(s),