



Duras, 47120, Lot-et-Garonne

Charming collection of stone buildings comprising of the original farmhouse, two guest cottages, various outbuildings and an agricultural hangar on 24 hectares of land.

Lovely country location, at the end of a hamlet, just a few kilometres from Duras

The various properties are detached and private Original farmhouse: Entrance under covered terrace

Kitchen : 16.5 m2. Living room : parquet floor. 40 m2. Shower room : shower and basin. WC Bedroom 1 : 11.5 m2, leading to: Office : 9.5 m2, leading to: Bedroom 2 : 14m2 Attached stone barn : 60 m2 Two old rooms of 18 and 15 m2 +original kitchen of 18m2 and other various room + large lean-to Guest cottage 1 : Entrance into sitting room / bedroom of 40 m2 with stone fireplace, quarry tiled floor, exposed beams and original stone sink. Kitchen / dining room of 27 m2. Shower room with shower, basin and wc. 7.6 m2. Extra bedrooms in the roof space Guest cottage 2 : Entrance into kitchen of 12 m2. Quarry tiled floor and exposed beams. Small mezzanine with extra sleeping space Shower room with shower, basin and wc. 5 m2. Sitting room / bedroom with stone fireplace. 23 m2 Attached stone barn of 75 m2. Stone barn of 100m2 Agricultural building of 200 m2 Three septic tanks Well Circular above ground pool, diameter: 1.5 m Property not subject to Energy Rating report "Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr"

| | |
|-------------|----------|
| : | |
| Square feet | : 240 |
| Plot Size | : 243446 |

CONVENIENCE:

General Amenities: View,Swimming pool,Hamlet location,Guest cottage,Country location,

Heating Type: Wood burner ,

Exterior Amenities: Outbuilding(s),

Interior Amenities: Original features,