



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

Character stone “longère” style house, located in a small village in the Lot et Garonne, between Duras and Eymet.

Approximately 263 m2 of living space (6 bedrooms) – two garages and small garden outbuildings  
3,601 m2 of garden

Entrance: tiled floor, exposed stone walls. 15.4 m2 Dining room: door opening on to the garden. 30 m2 Kitchen : 18.2 m2 Pantry: 8 m2 Conservatory: 11.8 m2 Lounge : fireplace. 32 m2 Office: 12.8 m2 Boiler room + corridor: 4.2 m2 + 3.6 m2 Laundry: 16.7 m2 Bedroom 1 : modern tiled floor. 16.3 m2 Small shower room (under the staircase) : shower, basin + WC. 2m2 First floor: Landing: 18.2 m2 Bedroom 2: wood floor. 12.6 m2 Bedroom 3: 13.6 m2 Bathroom: bath, bidet + double basin. 8.2 m2 WC Bedroom 4 : 18.5 m2 Dressing / storage : 9 m2 Bedroom 5 : 18.5 m2 Shower room : 3.3 m2 Bedroom 6 with ensuite : 25.4 m2 Loft Garage 1 : 16.6 m2 Garage 2 : 25 m2 Workshop : 20 m2 Cellar Heat exchanger (air to water)  
Individual drainage Some double glazing Well 3 601 m2 of garden “Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)”

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Rooms	: 10
Bed(s)	: 4
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Square feet	: 263
Plot Size	: 3601

<b>CONVENIENCE:</b>
<b>General Amenities:</b> Well,Village location,Partly double glazed,
<b>Heating Type:</b> Heat pump ,Fireplace,
<b>Exterior Amenities:</b> Garage,Fruit Trees,
<b>Interior Amenities:</b> Original features,Fireplace(s),