



## Duras, 47120, Lot-et-Garonne

Stone village house to renovate with garden

93 m2 of habitable space – 2 bedrooms

All amenities and services accessible by foot.

Entrance: 17 m2 Unfitted kitchen: 26 m2 Living room: fireplace. 14.6 m2 Bedroom 1 : wood floor. 13 m2 Bedroom 2 : carpet. 12 m2 Garden level : Shower room : 8m2 WC Boiler room: 24m2 Cellar: 40 m2 Loft Garage Oil fired central heating Partially double glazed Mains drains 551 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	: 3
Bed(s)	: 2
Bath(s)	: 1

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Square feet	: 93
Plot Size	: 551

### CONVENIENCE:

**General Amenities:** Village / town center, Town drains, Partly double glazed, Basement,

**Heating Type:** Oil fired central heating,

**Exterior Amenities:** Garage,