



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

Imposing and light village house, all recently renovated  
Approx 235 m2 of habitable space offering 6 bedrooms and 3 shower/bathrooms  
565 m2 of garden and large outbuildings  
All amenities accessible on foot  
Entrance: 9.50 m2 Living room: fireplace with insert. 29.25 m2 Fitted kitchen / dining room: 28 m2 Bedroom 1 : cupboard. 12.80 m2 Bedroom 2: 9 m2 Shower room: shower + basin. 4.80 m2 Corridor + WC: 8.50 m2 Laundry / storage: 16 m2 Living room: 26 m2 Bedroom 3: door opening on to the garden. 14.85 m2 Shower room : shower + basin. 4.80 m2 WC + lobby: 3.50 m2 First floor: Bedroom 4: 22 m2 Bedroom 5: 13.20 m2 Office / room: 9.37 m2 Bedroom 6 : 17 m2 Dressing : 6.30 m2 Bathroom : 7.70 m2 Attached garage : 72 m2 Attached barn : 50 m2 Electric radiators + insert burner Double glazing Mains drainage Fibre  
“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)	: 6
Bath(s)	: 3

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Square feet	: 235
Plot Size	: 565

<b>CONVENIENCE:</b>
<b>General Amenities:</b> Village location,Town drains,Fiber-optic internet,Double glazing ,
<b>Heating Type:</b> Wood burner ,Electric heating,
<b>Exterior Amenities:</b> Outbuilding(s),Garage,Fenced garden,
<b>Interior Amenities:</b> Fitted kitchen,Fireplace(s),