



Duras, 47120, Lot-et-Garonne

Original stone farmhouse, country location just a short drive to Duras
Approx 115 m2 of habitable space - 3 bedrooms (habitable, renovation in progress)
2 600 m2 of garden and various outbuildings
Kitchen: tiled floor. 25 m2 Living room: fireplace with insert. 20.80 m2 Bedroom 1: laminate flooring. 15.50 m2 Shower room: shower + double basin. 7.50 m2 WC First floor: Bedroom 2 + dressing: laminate flooring. 19.30 m2 Bedroom 3: 20.50 m2 Attached barn with various spaces: 70 m2 + 60 m2 + 11 m2 + 45 m2 Old tobacco barn: 95 m2 Garden store / garage Wood burning insert Double glazing Individual drainage 2 600 m2 of garden Well "Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr"

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Rooms	: 4
Bed(s)	: 3
Bath(s)	: 1

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Total acres	: 2600
Square feet	: 115

CONVENIENCE:
General Amenities: Well,Partly restored and habitable,Double glazing ,Country location,
Heating Type: Wood burner ,
Exterior Amenities: Outbuilding(s),