



Duras, 47120, Lot-et-Garonne

Attractive house with full basement, countryside location on a large plot of 4 811 m²

Lovely environment, only 9 km from Duras

Well maintained 1960's-built house offering approximately 78 m² of habitable space - 3 bedrooms

Large tiled terrasse from the garden leading to the entrance corridor: 9.50 m² Fitted kitchen: 12 m² Living / dining room: door leading out to terrace. 16 m² Bedroom 1 : wood floor. 11.75 m² Bedroom 2 : wood floor. 11 m² Bedroom 3 : wood floor. 10.40 m² Shower room: shower, basin + bidet. Cupboard. 5.40 m² WC

Basement of approx 60 m² offering two garages and various rooms Separate workshop / outbuilding Gas fired central heating Mostly double glazing Individual drainage Roof renewed in 2013 + insulation 4 811 m² of mature fenced garden 9 km from Duras and 18 km from Eymet 15 km from Sainte Foy la Grande, larger town with all amenities, services and train station "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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|-------------|--------|
| : | |
| Square feet | : 78 |
| Plot Size | : 4811 |

CONVENIENCE:

General Amenities: Terrace,Partly double glazed,Country location,Basement,

Heating Type: Gas central heating,

Exterior Amenities:

Outbuilding(s),Garage,Fenced garden,