



## Duras, 47120, Lot-et-Garonne

Charming small country house in a lovely environment with beautiful views

69 m2 of habitable space – 1 bedroom

1 642 m2 of well planted garden with outbuildings

Living room: fireplace with log burner. 15.60 m2 Kitchen: 15.30 m2 Dining room / office: 16 m2 Bedroom

1: tiled floor. Cupboard. 11.20 m2 Shower room: shower, basin + WC. 6 m2 Veranda / pantry: 7.25 m2

Separate garage / workshop: 21 m2 + 16 m2 Log burner + plug in electric radiators Mainly double glazing

Individual drainage 1 642 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	: 4
Bed(s)	: 1
Bath(s)	: 1

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Square feet	: 69
Plot Size	: 1642

### CONVENIENCE:

**General Amenities:** View,Partly double glazed,Country location,

**Heating Type:** Wood burner ,Electric heating,

**Exterior Amenities:** Outbuilding(s),

**Interior Amenities:** Fireplace(s),