



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

Stone house and outbuildings to renovate.

Elevated position with views, Duras Area

Secluded hamlet position.

Approx 95 m2 of habitable space.

21 615 m2 of land

Room / old kitchen : open fireplace. 30 m2 Room: 15.90 m2 Living room: open fireplace. Old stone sink. 37 m2 Shower room: shower, basin + WC. 11.50 m2 First floor: Two rooms Attached barn: concrete floor. 60 m2 Attached barn : mud floor. 58.50 m2 Separate stone outbuilding, approx. 60 m2 No heating Individual drainage (non conform) 21 615 m2 of land Property not subject to Energy Rating report "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	: 5
Bed(s)	: 2
Bath(s)	: 1

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Square feet	: 95
Plot Size	: 21615

<b>CONVENIENCE:</b>	
<b>General Amenities:</b> View,Country location,	
<b>Exterior Amenities:</b> Outbuilding(s),	