



## Duras, 47120, Lot-et-Garonne

Charming stone cottage located in a lovely rural hamlet just a few kilometers from Duras.

Approx 89 m2 habitables (2 bedrooms)

1034 m2 of garden

Entrance : boot room Kitchen / Dining room: door leading to a small courtyard. Living room: exposed stone wall. Wood burner First floor: Landing: Bedroom 1: exposed stone wall, exposed beams, laminate flooring Bedroom 2: exposed beams, laminate flooring. Bathroom: bath, shower, basin + WC. Electric radiators + wood burner Double glazing Individual drainage Terrasse and roof terrasse attached to the property + a lovely separate plot of 918 m2, just a few steps from the property with parking space and a water source / natural spring. "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	: 3
Bed(s)	: 2
Bath(s)	: 1

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Square feet	: 89
Plot Size	: 1034

### CONVENIENCE:

**General Amenities:** Terrace, Hamlet location, Double glazing,

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

**Interior Amenities:** Newly fitted kitchen,