



## Duras, 47120, Lot-et-Garonne

Located in the heart of Duras, a lively Lot et Garonne village with all amenities and services.

Charming stone property offering approx 55 m2 of living space.

Living room with kitchen: tiled floor, stone walls and exposed beams. Original stone sink. 27.80 m2 Shower room: shower, basin + WC. 3.50 m2 First floor: Room / Bedroom: wood floor. 24 m2 No heating Double glazing Mains drains 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	: 2
Bed(s)	: 1
Bath(s)	: 1

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Square feet	: 55

### CONVENIENCE:

**General Amenities:** Village / town center, Town drains, Double glazing ,