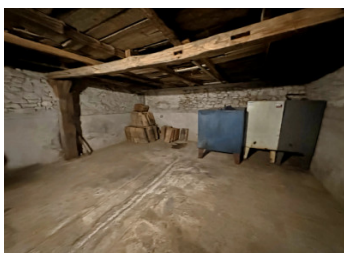


Stone Country House with Valley Views



INFORMATION

Town:	Duras
Department:	Lot-et-Garonne
Bed:	2
Bath:	1
Floor:	103 m2
Plot Size:	644 m2

IN BRIEF

Situated in an elevated position near Duras, this semi-detached stone country house enjoys a peaceful setting with beautiful views across the surrounding valley.

The property offers comfortable accommodation with traditional features, including exposed wooden beams, stone detailing and two working fireplaces that add character to the living spaces.

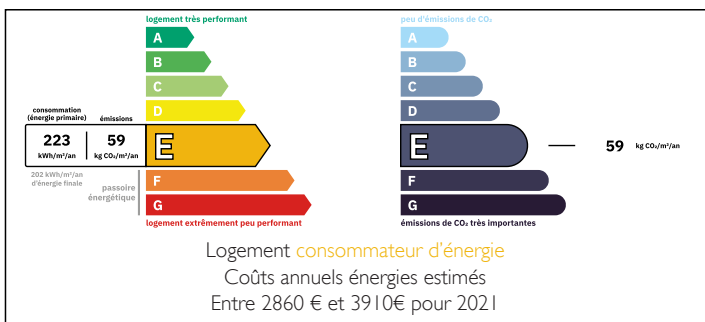
The ground floor comprises a spacious kitchen/dining with fireplace, a separate sitting room featuring an impressive stone fireplace, a pantry, bathroom with shower, separate WC and boiler room. An adjoining storeroom offers potential for conversion into additional living accommodation, subject to the necessary permissions.

Upstairs are two bedrooms and an attic offering

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

ENERGY - DPE





DESCRIPTION

Ground Floor

Kitchen/dining (26.7 m²)
Sitting room (30.7 m²)
Pantry (4 m²)
Bathroom (4 m²)
Separate WC (1.87 m²)
Boiler room (8 m²)
Adjoining storeroom (26 m²)
Storage space beneath the staircase

First Floor

Bedroom (13.2 m²)
Bedroom (17.5 m²)
Attic (25 m²)

Exterior

Detached garage (25.8 m²)
Bin storage area (4 m²)
Garden (644 m²)

Terrace overlooking the valley (23 m²)
Well, ideal for garden irrigation

Technical Features

Oil-fired central heating with radiators
Independent electric hot water heater
PVC double-glazed windows
New wooden shutters
Roof in very good condition

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: **815 EUR**

NOTES