

**\*\*\*UNDER OFFER\*\*\* no viewings possible**



## INFORMATION

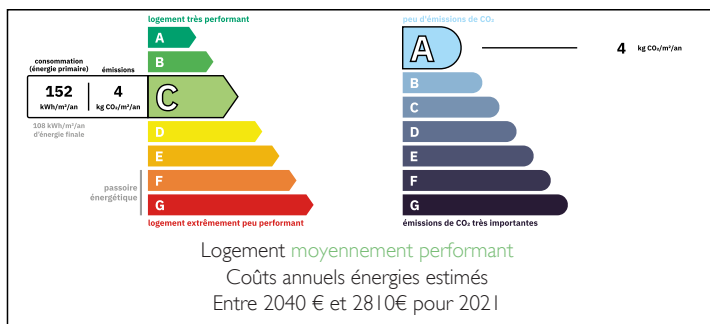
Town:	Duras
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	282 m2
Plot Size:	88640 m2

## IN BRIEF

This beautiful home has been renovated with style to create an impressive place: enormous living area with zones for dining, cooking and relaxing, plus bathrooms on both floors, a study [or 3rd bedroom] and a 1 bedroom gite with its own access and access from the main house. Outside a garden full of plants and shrubs, 2 terraces and uninterrupted views over the woodlands and valleys



## ENERGY - DPE



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.



## DESCRIPTION

Room dimensions on the ground floor:

Entrance hallway - 6m<sup>2</sup>

Office - 12m<sup>2</sup>

Socialising space; dining area 23m<sup>2</sup> / kitchen 20m<sup>2</sup> / sitting room 24m<sup>2</sup> and passageway 14m<sup>2</sup>

corridor 4m<sup>2</sup> to shower room 5m<sup>2</sup>

On the 1st floor

Master bedroom - 54m<sup>2</sup>

dressing 1 - 6m<sup>2</sup>

dressing 2 - 4.6m<sup>2</sup>

bathroom - 8.4m<sup>2</sup>

bedroom2 - 12m<sup>2</sup>

The gite:

Living / dining room 50m<sup>2</sup>

Kitchen - 11m<sup>2</sup>

shower room 8 m<sup>2</sup>

Bedrooms 15m<sup>2</sup>

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

## LOCAL TAXES

**Taxe foncière: 988 EUR**

**Taxe habitation: EUR**

## NOTES