

Charming 2-bed home with garden, balcony, garage and scope to create 2 apartments in pretty bastide town



## INFORMATION

Town:	Duras
Department:	Lot-et-Garonne
Bed:	2
Bath:	1
Floor:	125 m2
Plot Size:	416 m2



## IN BRIEF

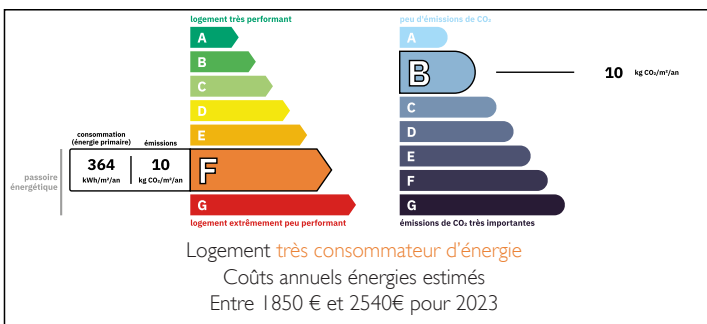
Charming 2-bedroom property with great potential, ideally located within walking distance of a vibrant town with cafés, restaurants, supermarket, and other amenities. Renovation required.

On the ground floor, a kitchen and bright salon open via French doors to a terrace and garden - perfect for outdoor living.

Upstairs, you'll find a second salon with fireplace, two spacious double bedrooms, and a large bathroom with bath and shower. One bedroom opens onto a stone balcony with steps down to the garden. The adjoining garage offers storage or conversion potential, and a small outbuilding could become a summer kitchen or studio.

This flexible property could suit a range of projects: upgrade as a full-time or holiday home, rent as a gîte, or divide into two apartments—upstairs and down. Please note: with an F energy rating, improvements would be needed for...

## 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

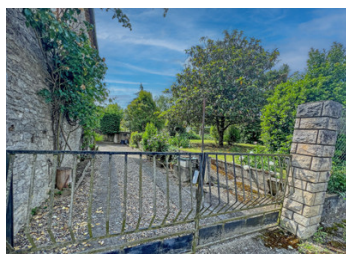
### Ground Floor

You enter from the street in to a hall way with staircase, access to the adjoining garage and to the kitchen which has a window overlooking the street. From the kitchen you enter the lounge with double doors to the terrace and garden.

Entrance hall - 10.1m<sup>2</sup>

Kitchen - 14.1m<sup>2</sup>

Salon - 19.5m<sup>2</sup>



### First Floor

From the upper hall with a window overlooking the garden, you enter into a salon with inset fire. This room is double aspect with views to the street and garden. From the salon you enter hall leading to bedroom 2 and the bathroom and WC.

Bedroom 2 has French doors leading to a stone balcony with a staircase down to the garden.

The bathroom has a separate bath and shower, and washbasin. There is a separate WC with washbasin.

Upper hall - 2.8 m<sup>2</sup>

Salon - 25.0 m<sup>2</sup>

Bed 1 - 23.2 m<sup>2</sup>

Bed 2 - 19.8 m<sup>2</sup>

Bathroom - 7.1 m<sup>2</sup>

WC - 3.9 m<sup>2</sup>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

### Exterior

There are entrance gates and it is possible to drive in. There is a terraced area close to the house, including a small covered space that could become a summer kitchen or a studio.

To the side of the property the garden is laid to grass and hedge, with a beautiful tree for shade. There are also roses and other plants to enjoy.

The garage is spacious and can be used for storage, workshop, or even more living space (subject to planning).

Garage - 37.8 m<sup>2</sup>

Although requiring upgrading, this property offers great potential...