

5 minutes from DURAS, Great potential for this stone house to restore with its wooded and fenced garden.



## INFORMATION

Town:	Auriac-sur-Dropt
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	118 m <sup>2</sup>
Plot Size:	3600 m <sup>2</sup>



## ENERGY - DPE

DPE not required.

## IN BRIEF

Character house with unobstructed views – Near Duras

Discover this stone house full of potential, located a stone's throw from the village of Duras and its amenities. Set on 3,600 m<sup>2</sup> of fenced land, this property offers a peaceful living environment with breathtaking views.

The single-storey house comprises:

Entrance hall, separate kitchen and lounge with fireplace.

3 bedrooms, bathroom and toilet.

Utility room and laundry room with access to the convertible attic.

Exterior and outbuildings:

The enclosed garden is a veritable orchard (apple trees, pear trees, vines, kiwis, etc.) with a terrace, an adjoining garage, various outbuildings, and a well.

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

This property is divided into:

- a 5.5m<sup>2</sup> entrance hall
- a 16m<sup>2</sup> kitchen
- a 21m<sup>2</sup> living room
- a 9m<sup>2</sup> bedroom
- an 18.41m<sup>2</sup> bedroom
- a 13.8m<sup>2</sup> bedroom
- a 6.6m<sup>2</sup> shower room
- A toilet
- A 7.3m<sup>2</sup> laundry room
- An 8.44m<sup>2</sup> pantry
- An adjoining 27m<sup>2</sup> garage
- A convertible attic of nearly 100m<sup>2</sup>
- Outbuildings of 30m<sup>2</sup> and 13m<sup>2</sup>
- A 38m<sup>2</sup> shed
- A set of outbuildings measuring nearly 75m<sup>2</sup>

## LOCAL TAXES

Taxe habitation:

EUR

The roof was restored around fifteen years ago.

The chimney flue was lined in 2024.

The drainage system is independent and non-compliant.

Work to be planned: double glazing, electricity, insulation, drainage, etc.

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

## NOTES