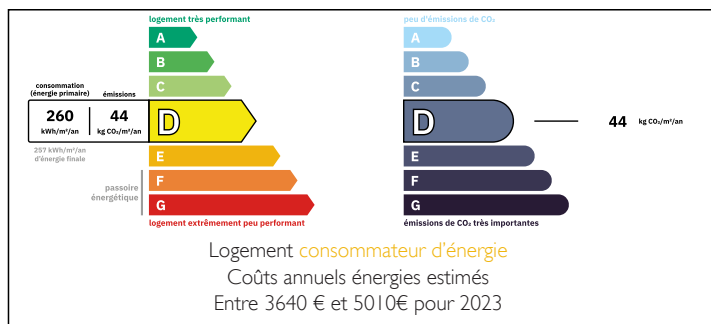


Stone property within a stone's throw of Duras

EXCLUSIVE



ENERGY - DPE



## INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Duras          |
| Department: | Lot-et-Garonne |
| Bed:        | 0              |
| Bath:       | 0              |
| Floor:      | 0 m2           |
| Plot Size:  | 0 m2           |

## IN BRIEF

Located just 2 km from the historic town of Duras, this characterful stone property dates from the late 18th century.

The house features an attractive traditional façade, tiled roofs and a distinctive central tower with a small balcony. Stone terraces provide inviting spaces for outdoor dining, entertaining or simply enjoying the garden. Additional practical spaces include a garden store, a covered log-storage area and a large garage.

The ground floor comprises a kitchen, a dining room, a sitting room with a stone fireplace, two bedrooms—one accessed through the other—a shower room and a WC. The first floor offers two further bedrooms.

Outside, the mature garden of approximately 4,000 m<sup>2</sup> is a major feature of the property. Sweeping

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

Entrance hall 16m<sup>2</sup>

Dining room 23m<sup>2</sup>

Kitchen 20m<sup>2</sup>

Shower room 3m<sup>2</sup>

Living room 26m<sup>2</sup>

WC 4m<sup>2</sup>

Bedroom 1 13m<sup>2</sup>

Bedroom 2 14m<sup>2</sup>

First Floor

Landing 10m<sup>2</sup>

Bedroom 3 26m<sup>2</sup>

Bedroom 4 25m<sup>2</sup>

Garage 48m<sup>2</sup>

Workshop 4m<sup>2</sup>

Cellar 7m<sup>2</sup>

conservatory 9m<sup>2</sup>

Wood shed 11m<sup>2</sup>

Accessible attic 30m<sup>2</sup>

## NOTES

Technical information

The property is heated by 14 radiators supplied via copper pipes.

A 2024 oil-fired boiler provides domestic hot water and central heating.

Three 700-litre oil tanks.

A wood-fired boiler also provides domestic hot water and central heating.

Mains drinking-water supply network (AEP) installed in protective conduits in 2025.

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