

Exquisitely renovated village house with walled garden, beautiful stone pigeonier in medieval village.



## INFORMATION

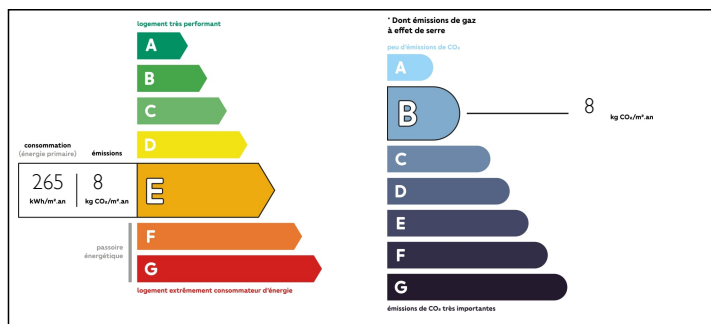
Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	165 m2
Plot Size:	274 m2

## IN BRIEF

Situated in the heart of a picturesque village, this spacious home has been beautifully renovated to create a stylish and characterful home with a beautiful walled garden, 2 separate patios for alfresco living and a stone pigeonier which is already partially renovated. The house comprises on the ground floor ;sitting room, dining room, kitchen, utility room, bathroom and garage. On the first floor 4 large bedrooms, one ensuite and a further shower room. This beautifully presented house is only 30 mins from Bergerac airport and within easy reach of Eymet and Issigeac.



## 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.



## LOCAL TAXES

**Taxe foncière: 727 EUR**

## NOTES

## DESCRIPTION

Recently renovated this house further benefits from double glazing, underfloor heating in certain rooms and a pellet stove in the sitting room. The house is on mains drains.

The accommodation:

Ground Floor

Dining Room (19.28m<sup>2</sup>) Travertine , glazed door front door, exposed beams.

Sitting Room (21m<sup>2</sup>) Travertine floor, pellet stove, French doors to garden

Kitchen (19.44 m<sup>2</sup>) recently furnished and equipped  
Utility Room (2.69 m<sup>2</sup>)

Bathroom (5.15 m<sup>2</sup>) with bath (shower over), toilet, hand basin and heated towel rail

Garage (17 m<sup>2</sup>)

### FIRST FLOOR

Landing (12.89 m<sup>2</sup>) wooden floor, exposed beams

Bedroom 1 (18.69 m<sup>2</sup>) with ensuite

Ensuite (4.13 m<sup>2</sup>) with shower, toilet, heated towel rail and handbasin

Bedroom 2 (19.44 m<sup>2</sup>)

Bedroom 3 (17.92 m<sup>2</sup>)

Bedroom 4 (19 m<sup>2</sup>)

Shower Room (5.23 m<sup>2</sup>) with shower, toilet, handbasin and heated towel rail

Attic above

### OUTSIDE

A beautiful outdoor seating area with 2 separate patio areas, a grassed area and a stone pigeonier which is already partially renovated..

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