

Exquisitely renovated country house with heated pool and views situated between Eymet and Lauzun

EXCLUSIVE



INFORMATION

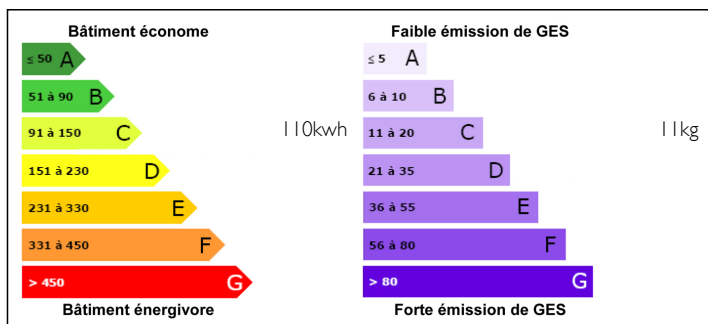
Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	5850 m2



IN BRIEF

Truly delightful location and property. Nothing for you to do but step into this fabulously renovated house, drop your suitcases and start enjoying French country living! Completely renovated with a recently installed heated salt swimming pool and separate fully insulated artists studio which would make a perfect office separate from the main house... Every detail has been thought of to create a most elegant and comfortable home. Outbuildings, views over undulating countryside, proximity to the medieval market town of Eymet and the charming and lively village of Lauzun. 20 mins from Bergerac airport and 90 mins to Bordeaux airport

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: 754 EUR

NOTES

DESCRIPTION

THE HOUSE

Established on one level, with a magnificent east facing covered terrace adorning the front of the house and benefitting from double glazing throughout.

- Kitchen (19.27 m²) The kitchen has a wide range of top and bottom units and large central island, electric fan oven plus combination microwave oven, induction hob and dishwasher. Tiled floor and French doors leading to the covered terrace and the garden.
- Utility Room (8 m²) open onto the kitchen with a tiled floor and fitted with a range of top and bottom units. Door to large Pantry.
- Living Room (53 m²) a beautifully light sitting room and dining room area, 3 sets of French doors opening onto the covered terrace, a beautiful fireplace with wood burning stove and beamed ceiling.
- Office/ Bedroom 4 (15 m²) Tiled floor, french doors onto the living room and glazed door opening onto the garden and Jacuzzi / terrace area. Could be the 4th bedroom
- Master Bedroom 1 (17.50 m²) French doors opening to private south facing terrace/balcony and swimming pool. Reversible air conditioning and heating unit.
- Ensuite Bathroom for bed 1 (7.12 m²) roll top bath, walk in shower, toilet and handbasin, heated towel rail
- Bedroom 2 (15.30 m²) with 2 windows overlooking the view to the side and rear of the property
- Inner Hallway (5 m²) between beds 2 & 3 and bathroom
- Bedroom 3 (12 m²) with French doors to the rear terrace
- Shower Room (6.34 m²) Large walk in shower, hand basin with fitted units, toilet and...