

Recent house in very good condition, 3 bedrooms, with exceptional views over the countryside

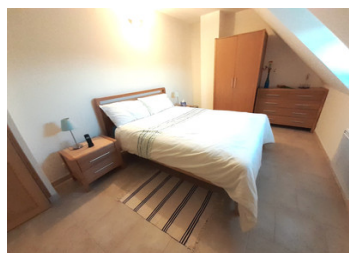
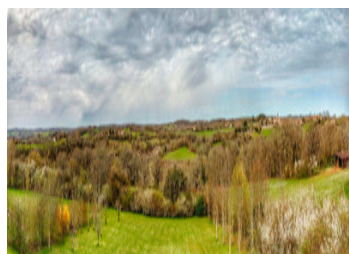


INFORMATION

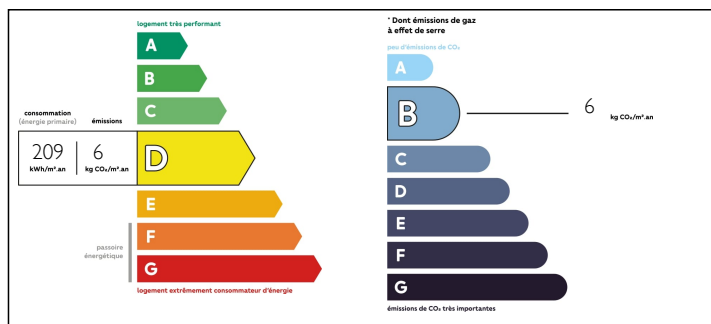
Town:	Lauzès
Department:	Lot
Bed:	3
Bath:	1
Floor:	102 m2
Plot Size:	3386 m2

IN BRIEF

House built in 2007, in perfect condition, set in 3300 m² of land suitable for swimming pool, in a dominant position with outstanding views over the surrounding countryside. Ground floor: entrance with cupboard, bright lounge with wood burner, dining room and well-equipped semi-open kitchen (55 m²), WC. Direct access to the garage (16 m²). The first floor comprises 3 bedrooms, a bathroom and a separate WC. Terrace with panoramic views. Double glazed windows. Compliant individual sanitation. Possibility to connect to optic fibre. In a very quiet hamlet, not overlooked. Privileged location with panoramic views. Close to shops in Lauzès and Labastide-Murat.



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

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



LOCAL TAXES

Taxe foncière: 876 EUR

NOTES