

A delightful contemporary home of 4 bedrooms, 4 bathrooms with recent pool, double garage, with just over one acre and with the benefit of mains drainage and...



INFORMATION

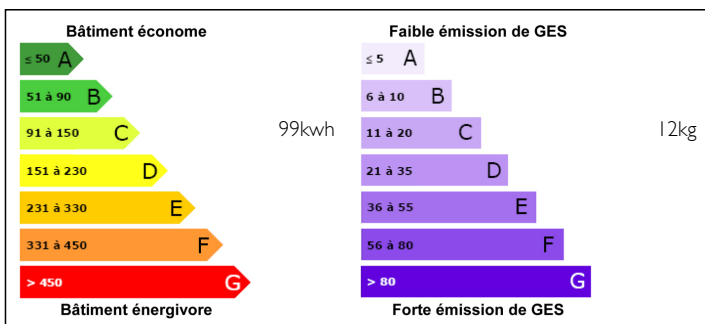
Town:	LAUZUN
Department:	Lot et Garonne
Bed:	4
Bath:	4
Floor:	208 m2
Plot Size:	4750 m2



IN BRIEF

In amongst the plum tree orchards of Lot et Garonne, close to the village church, with views across to the rolling hills and woodlands in which nestle some of the most attractive villages in Aquitaine, this contemporary home with first class insulation, mains drainage, total double glazing and plenty of light admitting double doors, nicely equipped kitchen, offers a trouble free and efficient home to enjoy the pleasures of a French rural life style. In addition should you want to utilise the property to advantage there is a building plot adjoining to sell or keep.

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

With the airport at Bergerac just 25 minutes away, golf courses abundantly available, schools including the english school in the village and state schools minutes away, this is a superb property and area to have a family home or for a mature couple to have the families here for the summer and other holidays. No shortage of local events, markets and clubs make for a lively social scene and with benign weather, beautiful countryside and rural tranquility, this is a property and village to savour.

LOCAL TAXES

Taxe foncière: 1159 EUR

NOTES