

Beautiful and immaculate stone maison, with swimming pool set in a delightful rural setting, 5 mins from amenities



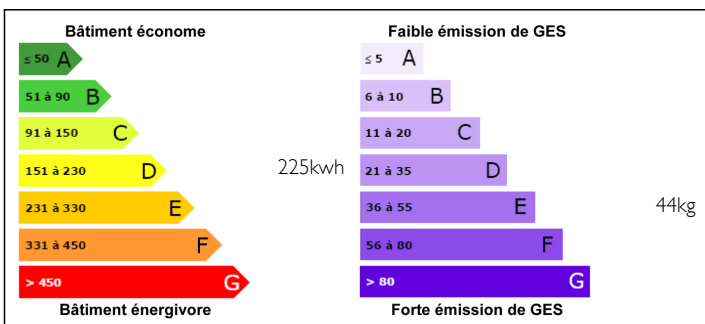
INFORMATION

Town:	LAUZUN
Department:	Lot et Garonne
Bed:	3
Bath:	3
Floor:	160 m ²
Plot Size:	3467 m ²

IN BRIEF

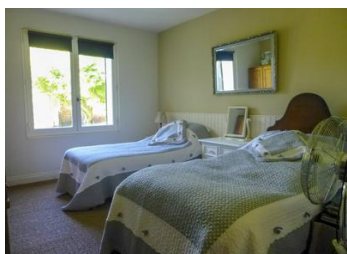
A gorgeous stone farmhouse which has been restored to a very high standard, with its many windows and doors the house is full of sunshine and light, the ceilings are high and beautiful old features have been retained and enhanced in all of the rooms. There are 3 large bedrooms, 3 bathrooms, a large kitchen, dining room and salon. A landscaped garden with mature trees, entirely fenced and gated, plus a walled garden with an enticing 10 x 5 m swimming pool. The closest town with all amenities is only 5 mins away, and Bergerac airport 30 mins. Perfect permanent home or lock up and leave holiday home

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: 476 EUR

Taxe habitation: 537 EUR

NOTES

DESCRIPTION

Lovely stone farmhouse, spacious and full of light, delightful original features and benefitting from double glazing throughout, equipped with oil central heating.

Set in idyllic rural surroundings, accessed via an electric gate and a long drive, yet only 5 mins from the nearest bastide town and Bergerac airport is 30 minutes away. This house comprises of

Ground floor

- Lovely Covered porch, front terrace area leading to front door 3.8 x 1.9 m (7.41m²)
- Entrance hall 2.7 x 1.5 m (4 m²) with door leading to kitchen and staircase, tiled floor
- Kitchen (27m²) entirely fitted and equipped, with a beamed ceiling, window, light tiled floor and an archway leading to the dining room the kitchen is large enough to offer a kitchen area (3.78 x 2.95m) plus a seating/snug area (5.4 x 2.7 m) with armchairs around a wood-burning stove
- Dining room 3.8 x 3.8 m (14m²) with exposed stone walls, a light tiled floor, a window and beamed ceiling
- Lounge 5.4 x 6 m (32 m²) a stunning room with a high vaulted ceiling, beamed ceiling, large window and French doors allowing the light to flood in. Tiled floor, velux window and a corner fireplace with a large wood burning stove.
- Downstairs master bedroom (1) off the lounge 3.8 x 3.1 m (12 m²) Sea grass flooring, window overlooking the courtyard and swimming pool
- En suite shower room 3.2 x 1 m fully tiled, with a window, shower, WC and hand-basin
- Inner corridor off the dining room 2.5 x 1.3 m with...