

Renovated stone farmhouse with 3.8 HA of garden and paddocks and separate guest accommodation. Situated in beautifully secluded surroundings only a few minutes away from the lively...



INFORMATION

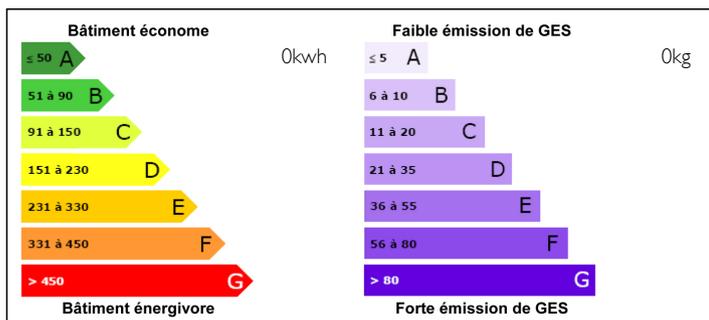
Town:	LAUZUN
Department:	Lot et Garonne
Bed:	5
Bath:	3
Floor:	283 m2
Plot Size:	38524 m2



IN BRIEF

Great location, peaceful surroundings, tasteful renovation with spacious accommodation and the possibility of immediate income potential. The original farmhouse has 4 bedrooms, 2 bathroom, lounge and kitchen and an interconnecting door through to the 2 bedroom apartment with a large ground floor kitchen and sunny first floor sitting room. A large attached stone barn/garage. Plenty of seating areas to choose from, with a large covered terrace and mature trees. All this within easy reach of Bergerac 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.



DESCRIPTION

Situated in a beautifully secluded spot, yet only a few minutes by car from lively towns with all amenities. The house is approached via a long drive
ACCOMODATION FARM HOUSE

GROUND FLOOR

ENTRANCE HALL (12 m²) imposing entrance, tiled floor and beamed ceiling

KITCHEN (17.9 m²) tiled floor and beamed ceiling

BEDROOM 1 / OFFICE (9.5 m²)

BATHROOM (5.4 m²) with hand basin, sit in bath and shower over

WC tiled floor

LOUNGE / DINING ROOM (36.8 m²) A spacious room full of character, beamed ceiling, French doors leading to the garden, a large fireplace with a wood burner and stairs leading to the first floor and galleried landing

FIRST FLOOR

GALLERIED LANDING

BEDROOM 2 (14.3 m²) with painted floor boards, exposed stone walls and beams, built in wardrobe

BEDROOM 3 (14.5 m²) with painted floor boards, exposed stone walls and beams

BEDROOM 4 (10.9 m²) with painted floor boards, exposed stone walls and beams

SHOWER ROOM with shower, handbasin, WC

SEPARATE APPARTMENT

GROUND FLOOR

KITCHEN - DINING ROOM (30.7 m²) Spacious and light kitchen with travertine floor tiles, French doors leading to the garden. Stairs leading to the first floor

FIRST FLOOR

SITTING ROOM (30.6 m²) Spacious and sunny, with a large pellet stove, painted floorboards and beams.

BEDROOM 1 (16.9 m²)

BEDROOM 2 (10.12)

BATHROOM (7.9 m²) with corner bath, wc, handbasin and shower

LOCAL TAXES

Taxe foncière:

1188 EUR

NOTES