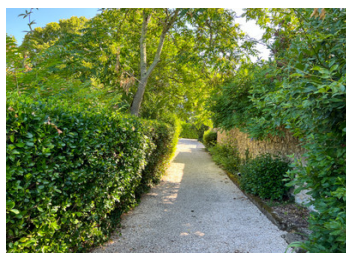
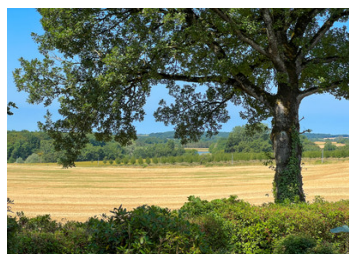


Country property with VIEWS, guest accommodation, large barn, dovecotes, pool, fish pond, 27 mins Bergerac



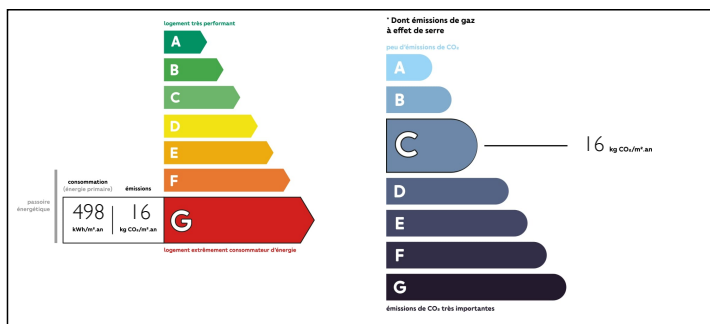
INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	6
Bath:	3
Floor:	293 m2
Plot Size:	9101 m2

IN BRIEF

This property has it all in abundance, elegance, original features, views... the perfect rural idyll, a beautifully proportioned main residence with spacious reception rooms, 4 large bedrooms (1 on the ground floor) and in a separate area of the grounds a delightfully renovated stone building providing guest accommodation (living room/kitchen and 2 bedrooms), a large stone barn currently used as an artist studio, a few small dovecotes dotted along the grounds, a secluded swimming pool, a fish pond, car port and to top it all views over the valley and a nearby lake. Lauzun 6km, Eymet 13km Bergerac 34km

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: **984 EUR**

Taxe habitation: **839 EUR**

NOTES

DESCRIPTION

This magnificent property benefits from Gas central heating in the main house, below more details on the rooms and the layout.

Main House

Kitchen / Dining room (43.26 m²) Original terracotta tiled floor, stone sink, fireplace with wood burning stove

Office come utility room (24.50 m²) Terracota floor
Sitting Room (48.35 m²) Open fireplace, terracotta tiled floor, stairs to first floor

Master Suite :

Bedroom (18.21 m²) with wooden floor

Toilet (3.54 m²) with hand basin

Bathroom (8.67 m²) with bathtub, bidet, handbasin

First Floor

Landing (11.17 m²)

Bedroom 2 (17.59 m²)

Bedroom 3 (24 m²) with ensuite shower room (5.78 m²)

Bedroom 4 (25 m²)

Basement

Boiler room for central heating

Guest Accommodation (Tiled floor)

Living Room (31 m²) with a fitted kitchen area, tiled floor and stone fireplace. Stairs to first floor

First Floor (Wooden floor)

Landing (2 m²)

Bedroom 1 (11.36 m²) with exposed stone and beams

Shower Room (3.44 m²) with shower, toilet, handbasin and Velux window

Bedroom 2 (9 m²) with exposed stone and beams

Hot Tub

Outside:

Large Stone Barn (179 m²) with a staircase leading up to the mezzanine. This magnificent structure is in good condition, has a concrete floor and is currently used as an artist studio/show room.

Dotted in different parts of the garden are a number of stone outbuildings/pigeonnier

First Pigeonnier (24 m²) with a sunroom/patio doors to one side