

Charming 4-Bedroom Home in a Prime Village location with Delightful Garden & Views over the Park.



INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	157 m2
Plot Size:	105 m2



IN BRIEF

Nestled in the heart of a sought-after village, this beautifully renovated home blends character & comfort across two spacious floors.

Step inside to discover exposed stonework, wooden beams, & thoughtfully restored features that create warmth & charm throughout. The ground floor offers a light-filled open-plan kitchen, lounge, & dining area, perfect for modern family living, alongside a separate reception room for added flexibility. A pantry, utility room, bathroom & separate WC ensure convenience at every turn.

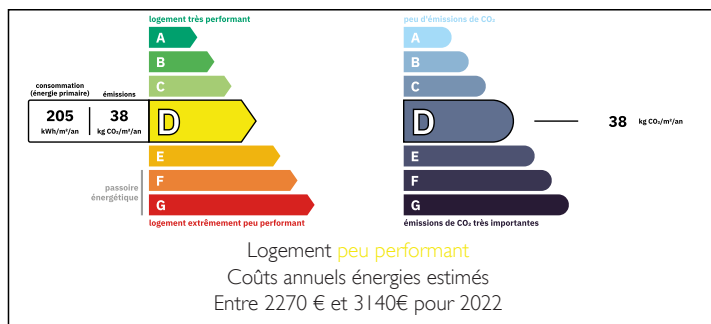
Upstairs, you will find four generous bedrooms offering plenty of space for family & guests.

Outside, the delightful garden is a true highlight, providing a peaceful retreat with views across the park —ideal for relaxing or entertaining.

The property also benefits from a garage adding further practicality & electric shutters.

With its perfect balance of charm & modern comfort, this home is a rare find in such a desirable

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

- Reception room (approx 18.5m²)
- Wooden beams, Exposed stone
 - Stairs to 1st floor
 - Door to garage
- Kitchen / Lounge / Diner (approx 46m²)
- Fully fitted kitchen with Induction hob
 - Exposed stone
 - Electric shutters
- Pantry (approx 5m²)
- Shelving
- Utilities (approx 7m²)
- Door to garage
- WC (approx 1.8m²)
- Wooden beams, Exposed stone
- Bathroom (approx 4.6m²)
- Shower, wash hand basin
- Hallway (approx 5.6m²)
- First Floor
- Bedroom 1 (approx 17.3m²)
- Wooden floor
- Bedroom 2 (approx 14.8m²)
- Wooden floor
- Bedroom 3 (approx 19m²)
- Wooden beams, laminate floor
- Bedroom 4 / Study (approx 17m²)
- Wooden beams, Exposed stone
 - Laminate flooring
- WC (approx 1.4m²)
- Stone sink
 - Exposed stone
- Landing (approx 7m²)
- Garage (approx 18.9m²)
- Electric door
- Outbuilding (approx 7m²)
- Oil tank

LOCAL TAXES

Taxe foncière: **966 EUR**

NOTES

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