LEGGETT
IMMOBILIER INTERNATIONAL

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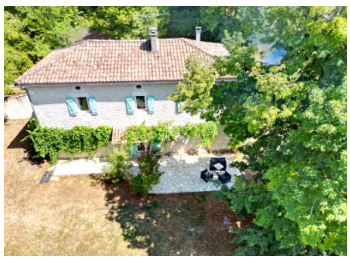
Ref: A40366LTC82 Price: 300 000 EUR

agency fees to be paid by the seller

Charming stone house with barn and swimming pool, lovely view















INFORMATION

Town:	Lauzerte
Department:	Tarn-et-Garonne
Bed:	4
Bath:	2
Floor:	114 m2
Plot Size:	19419 m2

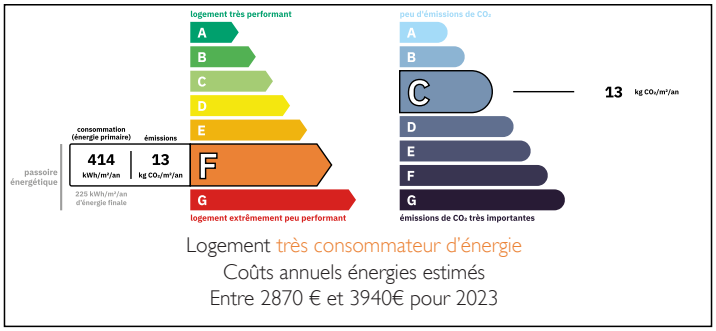
IN BRIEF

This charming stone house, set in the rolling hills near Lauzerte, offers an enchanting setting with stunning views of the surrounding countryside.

Entirely private, this property offers a living space including a kitchen, living room, two bedrooms and a shower room on the ground floor, while on the lower level there are two further bedrooms, a bathroom and a laundry room. The heated swimming pool, surrounded by a sun terrace, is just a short walk from the house.

A barn, a covered terrace, a pétanque court and a well complete this property.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2870 € et 3940€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **939 EUR**

NOTES

DESCRIPTION

GROUND FLOOR: featuring exposed stone walls and beams, the ground floor includes:
Living room (26 m2) with fireplace with wood burner
Kitchen (11,5 m2)
Bathroom (3,92 m2) with wash basin, shower and WC
Bedroom 1 (11 m2)
Bedroom 2 (8,44 m2)
Utility room (7,06 m2) accessible from the outside
LOWER GARDEN LEVEL:
Bedroom 1 (30,8 m2) entrance, wash basin, and a small kitchen corner
Utility room (1,61 m2)
Bathroom (4 m2) with wash basin, bath and WC
Bedroom 4 (16,51 m2) with built-in storage
EXTRA:
A heated swimming pool (9 m x 4 m), a chlorine system, and a new liner installed four years ago
A spacious hangar (174 m²) with a steel frame and stone walls
Covered terrace (15 m2)
Boules court
A traditional well
Almost 2 hectares of land, primarily woodland, surrounding the property
The property benefits from double glazing, electric heating, and a wood burner, ensuring comfort throughout the year.

Lauzerte: 7 km
Montaigu de Quercy : 10 km
Montcuq : 16 km
Moissac : 26 km
Cahors : 40 km
Montauban : 42 km
Bergerac airport: 88 km
Toulouse airport : 95 km

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