LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41573SEH47 Price: 85 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (77 273 EUR without fees)

Charming house with potential near Eymet and Bergerac, ideal for a family project or second home















INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	103 m2
Plot Size:	0 m2

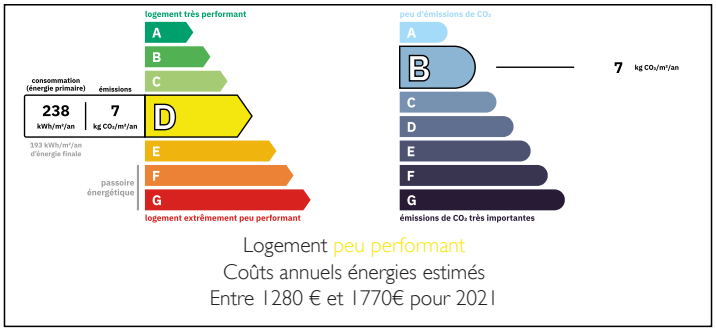
IN BRIEF

Charming house with great potential, located in a lively town with all amenities. Just 10 minutes from the popular town of Eymet and 30 minutes from Bergerac and its airport, it combines practicality with rural charm.

The house includes a basement. On the ground floor, there is a spacious kitchen opening onto a comfortable living room, as well as a storage room. The first floor offers two large bedrooms and a family bathroom. The second floor provides two further bedrooms and an attic, ideal for storage or potential conversion (subject to planning permission).

Some renovation work will allow the future owners to personalize the property. With its solid layout and prime location, this property represents a wonderful opportunity to create a warm and characterful home.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1280 € et 1770€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

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

LOCAL TAXES

Taxe foncière: **656 EUR**

NOTES

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