LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42430GJP47 Price: 224 700 EUR

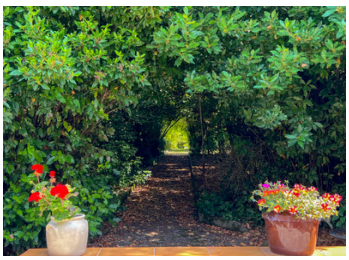
agency fees included: 7 % TTC to be paid by the buyer (210 000 EUR without fees)

**Elegant and spacious village house with huge garden in the heart of beautiful medieval village with amenities**















## INFORMATION

| | |
|---|---|
| Town: | Lauzun |
| Department: | Lot-et-Garonne |
| Bed: | 6 |
| Bath: | 1 |
| Floor: | 322 m2 |
| Plot Size: | 2730 m2 |

## IN BRIEF

In the heart of Lauzun you don't expect to find a house of such spacious and elegant proportions (6 bedrooms and 3 large reception rooms) with a well established and wooded garden of 2730 m². In a village with the essential commodities and within easy reach of Eymet, Issigeac and Bergerac.

## ENERGY - DPE

DPE not required.

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:** **1571 EUR**

## NOTES

## DESCRIPTION

The house is established on several levels and benefits from mains drainage,

The Rooms

Entrance Hall (14.63 m²)
Office (20.55 m²)
Snug (9.67 m²)
Small Room (11.43m²)
Corridor (12.06 m²)
Dining Room (26.28 m²)
Dining Hall (23.18 m²)
Kitchen (18.05 m²)
Garage or second entrace (31.09 m²)
Toilet
Cellar

First Floor
Landing (14.28 m²)
Bedroom 1 (27.91 m²) with french doors to garden
Bedroom 2 (22.61 m²)
Bathroom (12.05 m²) with bath, handbasin, bidet and WC
Bedroom 3 (8.48 m²)
Large Games Room (56.92 m²)
Bedroom 4 (24.92 m²)
Bedroom 5 (10.80 m²)
Bedroom 6 (14.51 m²)

Outside
Grounds of 2730 m². with well established garden and trees
Outbuilding (29 m²)
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr