

Beautiful stone property with separate guest cottage and swimming pool



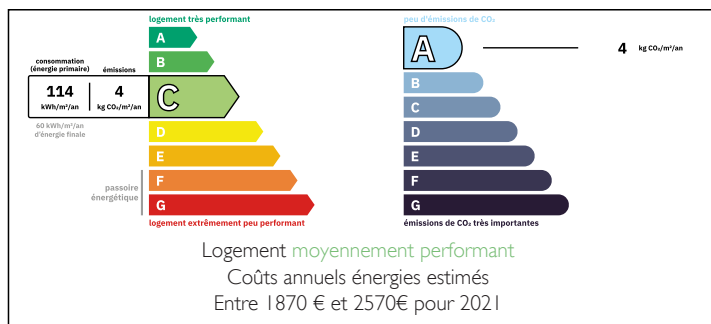
INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	6
Bath:	5
Floor:	255 m2
Plot Size:	8469 m2

IN BRIEF

Gorgeous stone property between Lauzun (7km) & Castillonès (10 km), on approximately 8,000 m² (2 acres) of land at the end of a quiet country lane, offering privacy with no immediate neighbours. The main house provides comfortable single-level accommodation with an entrance hall, a spacious kitchen with dining area, a bright lounge, three bedrooms including one with an en-suite shower room, a family bathroom, and a large laundry room. The property benefits from double glazing throughout, heating via an air-source heat pump, and solar-powered hot water. A separate two-storey guest cottage offers excellent potential for a gîte. With an entrance hall, lounge, kitchen-diner and a bedroom with en-suite shower room on the ground floor and two additional bedrooms upstairs, both with en-suite shower rooms. Outside grounds with swimming pool, covered terrace with outdoor kitchen, and a...

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: 741 EUR

NOTES

DESCRIPTION

Stone country property

Main House, benefitting from double glazing throughout, heating by heat pump.

Entrance Hall (10 m²)

Living Room (27.39m²) with french doors to garden

Kitchen Dining Room (36m²)

Utility Room (17.25m²) door to garden. Boiler and Hot water tank

Corridor To Bedrooms (8.30 m²)

Family Bathroom (6.50m²) bath, handbasin and toilet

Bedroom 1 (15m²)

Bedroom 2 (21.16m²) with ensuite (shower, hand basin, and toilet)

Bedroom 3 (15m²)

Attic above

Guest Cottage

Entrance Hall (8.42m²)

Sitting Room (20m²)

Kitchen Dining Room (31m²) exposed stone wall and beams

Bedroom 1 (13.17m²)

Ensuite Bathroom (4m²) Bath, handbasin, toilet

First Floor

Bedroom 2 (15m²) with ensuite (3m²) shower/toilet/handbasin

Bedroom 3 (15.50m²) with ensuite (2m²) with shower/toilet/handbasin

Outside

Garden

Swimming Pool

Barn

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