LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44999GJP47 Price: 599 999 EUR

agency fees to be paid by the seller

Beautiful, fully renovated, stone Perigourdine farmhouse with swimming pool, large stone barn and 2.71 acres















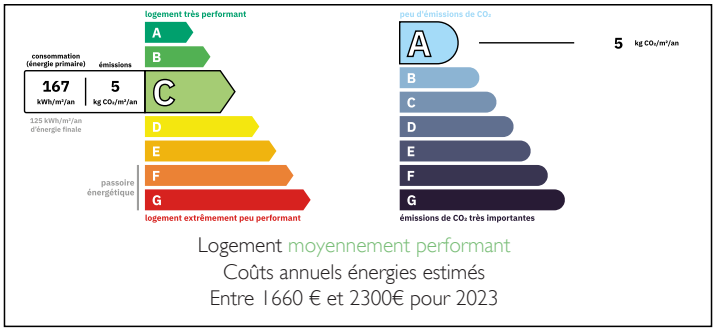
INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	3
Bath:	3
Floor:	180 m2
Plot Size:	11048 m2

IN BRIEF

Delightful 18th century Perigoudine farmhouse, situated in a most tranquil setting with panoramic views over the surrounding countryside.. The house has recently been entirely renovated to include a new roof, double glazing, heating system with excellent insulation. Situated at the end of a private lane, this beautiful three bedroom property is full of character with exposed beams throughout. An easy to maintain garden with climbing roses, heated swimming pool and a large barn. Only a few minutes' drive from Lauzun and Eymet and a mere 20 mins drive to Bergerac airport

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1660 € et 2300€ 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: **1782 EUR**

NOTES

DESCRIPTION

Set within 1.1ha (2.71 acres) of easily maintained mature gardens with climbing roses, a recently fully renovated attractive périgordine style house with exposed beams throughout. Further benefiting from a heated swimming pool and garaging within the large stone barn, a comfortable country home in an idyllic setting just a few minutes drive from two bastide villages with all amenities

The House

Arranged over two floors with a beautiful covered terrace along the front of the house overlooking the courtyard, the accommodation comprises;

GROUND FLOOR

Sitting Room (26.90m²) with a woodburning stove, beautiful wooden floor

Kitchen / Dining Room (47 m²) Beautifully appointed and recently installed Neptune kitchen, this spacious room opens directly onto the covered terrace. Original Terracotta tiled floors

Utility Room (6.25 m²) with travertine flooring

Guest Toilet (1.4 m²) with handbasin

Master Bedroom (28.05 m²) with French doors to outside terrace/seating area

Dressing Room / Office (9.11 m²) Terracotta tiled floor

Ensuite Shower Room (6011 m²) with shower, handbasin and toilet

FIRST FLOOR

Landing – wooden floor (5 m²)

Bedroom 2 (14.5 m²) with an en suite shower room (3.14 m²) with handbasin and WC

Bedroom 3 (14.5 m²) with an en suite shower room (2.68 m²) with handbasin and WC

Attic area for storage

OUTSIDE

Barn – a large stone barn (264 m²)

Piggery – now used as the pool room

Stone atelier – used to store garden equipment

Workshop – Chicken Coop

Garden – easy to maintain and is mainly grass

Three outdoor seating areas

TO NOTE