LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45181GJP47 Price: 371 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (350 000 EUR without fees)

Beautiful 4 bed village house with garden in highly sought after medieval village















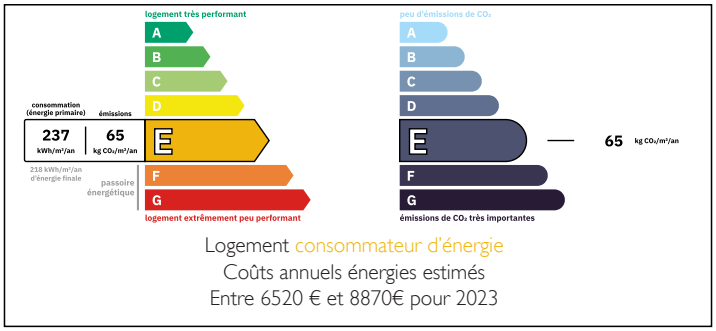
INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	158 m2
Plot Size:	0 m2

IN BRIEF

Charming 4-bedroom village house with garden in the heart of the highly sought-after medieval village of Lauzun. Located in a peaceful street just moments from the village centre, this elegant home has been tastefully modernised to provide comfortable year-round living while retaining its character and charm. The accommodation includes a spacious living/dining room, a fitted kitchen opening onto a private courtyard garden, three bedrooms and a shower room on the first floor. The top floor offers a large bedroom or games room with ensuite bathroom and three picture windows enjoying lovely views across the village rooftops and surrounding countryside. Ideally situated, with Eymet just 7km away and Bergerac airport and amenities within 30km.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 6520 € et 8870€ 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.

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45181GJP47 Price: 371 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (350 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**726 EUR**

NOTES

DESCRIPTION

A well maintained village property in the heart of Lauzun, offering circa 160 m² living space, and a courtyard garden. The house benefits from oil fired central heating and fibre broadband.

The Rooms

Ground Floor

Entrance (16.56 m²)

Sitting Room (31.37m²)

Utility Room / Pantry (3.52 m²)

Kitchen / Dining Room (26.21 m²)

First Floor - Wooden Floor

Landing (13.76 m²)

Office (7.02 m²)

Bedroom 1 (18.91 m²)

Bedroom 2 (10.90 m²)

Dressing Room (3.27 m²)

Bedroom 3 (12.94 m²)

Shower Room (10.56 m²) with toilet

Second Floor

Stunning Loft space with Cathedral ceiling (51.20 m²)

Bedroom 4

En Suite shower room (4.62 m²)

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