LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46659AW47 Price: 325 000 EUR

agency fees to be paid by the seller

Stylishly Renovated 3-Bedroom Home with Large Garden, Countryside Views & Walking Distance to Popular Lauzun







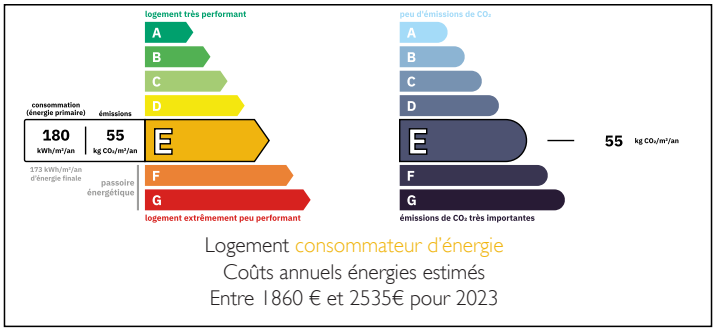








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1860 € et 2535€ pour 2023

INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	830 m2

IN BRIEF

Situated in the sought-after town of Lauzun, this beautifully renovated three-bedroom home combines modern style with practical family living. Bright and spacious throughout, it features a generous open-plan lounge and dining room with a newly installed wood-burner creating a warm and welcoming heart to the home. The stunning contemporary kitchen is fitted with premium Dekton worktops and a central island, perfect for everyday living and entertaining. There are three comfortable bedrooms, a stylish new bathroom and a separate WC. Outside, the large garden enjoys a terrace and lovely open views across the surrounding countryside. A garage and substantial attic offer excellent storage or exciting potential to create additional living accommodation (subject to the necessary permissions). A superb turnkey home within walking distance of Lauzun's amenities.
Eymet 10 mins, Bergerac 30 mins & Bordeaux 1hr 40 both with International .

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:	**1204 EUR**

NOTES

DESCRIPTION

Lounge / Diner (approx 41m2)
- New wood burner
- New floors

Kitchen (approx 22m2)
- Fully fitted with Dekton counter tops
- French doors to terrace

Bedroom 1 (approx 12.2m2)
- Built in Cupboards

Bedroom 2 (approx 11.9m2)
- Built in Cupboards

Bedroom 3 (approx 10.9m2)
- Built in Cupboards

Bathroom (approx 8.2m2)
- Shower, bath, double sink & cupboards

WC (approx 3.3m2)
- Wash hand basin & shelving

Corridor (approx 19.25m2)
- Built in Cupboards

Garage (approx (32.9m2)
- Direct access to garden
- Plumbing with sink
- Electrics, Oil tank & boiler
- Stairs to loft

Loft - Electrics and Insulation

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