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Ref: A46953AT47 Price: 162 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (150 000 EUR without fees)

Spacious 4-bed village house with ground-floor en-suite, garden & workshop near Eymet and Lauzun

EXCLUSIVE















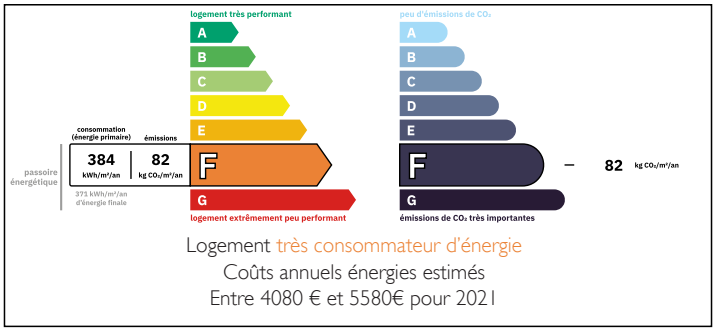
INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	164 m2
Plot Size:	2018 m2

IN BRIEF

Situated in a small village close to Eymet and Lauzun, this spacious 4-bedroom house offers generous and flexible family accommodation. The ground floor includes a bright living room, open-plan kitchen/dining area, utility room, WC, bedroom with en-suite shower room and a separate office which could also serve as a snug or potential 5th bedroom. A further reception area with woodburner leads upstairs to 3 bedrooms, a family bathroom and separate WC. Outside, the garden of approximately 2,000 m² enjoys open countryside views, while a substantial detached outbuilding provides excellent workshop and garage space. The popular towns of Lauzun and Eymet, with shops, cafés and restaurants, are within easy reach at approximately 9 km and 13 km respectively. Bergerac Airport is approximately 29 km away.

ENERGY - DPE



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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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NOTES

DESCRIPTION

Set in a small village within easy reach of Lauzun and Eymet, this spacious family home offers flexible accommodation over two floors, together with a useful garden. The property has been renovated by the current owner, with some finishing works still in progress.

On the ground floor, the house opens into a generous open-plan kitchen and dining area, with a separate utility room and WC nearby. The main living room is bright and spacious, while a further reception/snug area with woodburner provides an additional informal living space and access to the staircase. Also on this level is a bedroom with en-suite shower room, together with a separate office which could equally serve as a study, snug or potential fifth bedroom.

Upstairs are three further bedrooms, including two bright double-aspect rooms, along with a family bathroom and separate WC. The property also benefits from an attic, providing useful additional storage.

At basement level are substantial full-height cellar spaces with direct ground-level access. Outside, the garden extends to approximately 2,000 m² and enjoys open views across the surrounding countryside. A substantial detached two-storey workshop/garage provides extensive additional space, with full access.

The house has oil-fired central heating, supplemented by a woodburner, and is partially double glazed.

Lauzun is approximately 9 km away and Eymet around 13 km, both offering shops, cafés, restaurants and local services. Bergerac Airport is approximately 29 km away.

Approx. room sizes: kitchen/dining 28 m², laundry & WC 7 m²; lounge 25 m², snug 14 m², office 11...

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