LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47209AW47 Price: 264 000 EUR

agency fees to be paid by the seller

Charming 3 Bedroom Property set in a Peaceful Location with Outbuildings and Swimming Pool







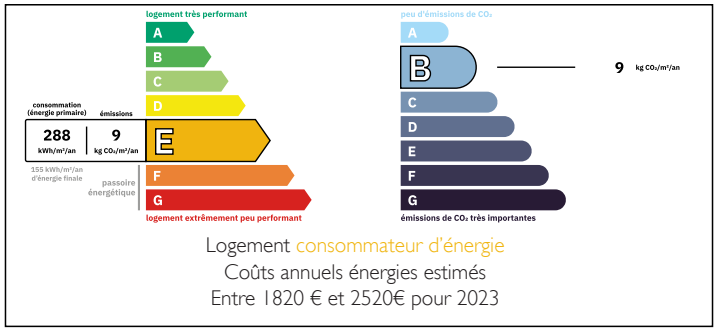








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1820 € et 2520€ pour 2023

INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	132 m2
Plot Size:	4058 m2

IN BRIEF

Located just 10 km from the popular bastide town of Eymet, 5 minutes from historic Lauzun, this property offers peaceful countryside living close to amenities.

Approached via a private driveway, the single-storey home features a bright, spacious living/dining room with garden access and an open-plan kitchen. There are three bedrooms, a shower room, separate WC, utility room and attached garage.

An adjoining barn with mezzanine offers potential to extend the accommodation, subject to permissions. A separate 71 m² stone outbuilding includes a large reception room, workshop and two additional rooms, ideal for a studio, guest accommodation or workspace. Outside, mature gardens surround the property, with a 10 x 5 m swimming pool and terrace perfect for relaxing or entertaining.

A comfortable, move-in-ready home with charming stone outbuildings offering exciting potential for additional accommodation or other projects.

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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NOTES

DESCRIPTION

Kitchen - (approx 9m2)
- Tiled floor
Living/Dining room (approx 31m2)
- Woodburner
- Tiled floor
Hallway (approx 14.5m2)
- Tiled floor
Bathroom (approx 7m2)
- Sink, shower, WC, heated towel rail
WC -(approx 1.4m2)
- Tiled floor
Bedroom 1 (approx 10m2)
- Built in wardrobe
Bedroom 2 (approx 12m2)
- Tiled floor
Bedroom 3 (approx 11m2)
- Built-in wardrobe
- Tiled floor
Utilities room (approx 8.5m2)
- Sink, boiler
- Tiled floor
- Access to garage
Garage (approx 21m2)
- Concrete floor
Barn (approx 48m2)
- Concrete floor
Mezzanine (approx 29.5)
Wooden floor

Cottage (approx 71m2) - requiring renovation work
Room 1 (approx 16.3m2)
- Concrete floor
Room 2 (approx 9m2)
- Concrete floor
Room 3 (approx 7.3m2)
- Tiled floor
Living room (approx 38m2)
- Wood burner
- Electric radiator
- Tiled floor

Swimming Pool 10 x 5
- Salt water