LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47221NK82 Price: 175 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (162 038 EUR without fees)

Character stone house with separate apartment, large workshop and garden in historic Lauzerte

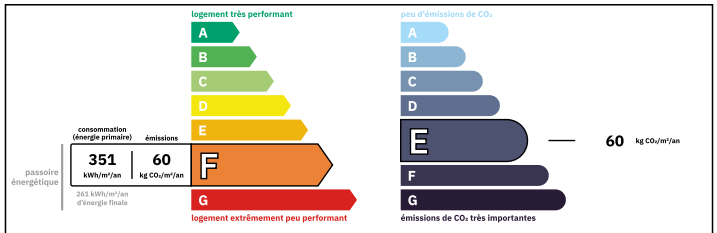
INFORMATION

Town:	Lauzerte
Department:	Tarn-et-Garonne
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	236 m2

IN BRIEF

Tucked away in the historic heart of Lauzerte, this characterful stone house offers a rare combination of village living, independent guest accommodation, generous workshop space and a garden overlooking the countryside. The original traditional stone property has been extended in the 1970's and now offers a comfortable 2 bedroom home (73 m2) and an independent one-bedroom apartment (39 m2) with excellent holiday rental potential, or simply as comfortable space for visitors. The garage and the spacious workshop above are exceptional to find in a village property. Whether you are looking for a creative space, a home with rental potential, or simply a characterful village property with comfortable accommodation for family and friends, this house offers remarkable flexibility. It combines historic charm with modern living, all within walking distance to the cafés, shops, and the weekly market of Lauzerte,...

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3850 € et 5261€ 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:	**1434 EUR**

NOTES

DESCRIPTION

MAIN HOUSE:
GROUND FLOOR:
Living room (19,6 m2) with fireplace, opening up to:
Kitchen (7,35 m2)
Utility room (6,5 m2)
FIRST FLOOR:
Landing (5 m2)
Bedroom 1 (14,7 m2) with exterior door and fireplace
Bedroom 2 (18,5 m2)
Bathroom (3,15 m2) with wash basin, shower and WC

SEPARATE APARTMENT : accessed independently from the garden via an exterior staircase, the apartment is situated on the second floor of the building.
Hallway (3,55 m2)
Bedroom (11,5 m2)
Kitchen (6,8 m2)
Bathroom (3,35 m2) with wash basin, shower and WC
Living room (16,6 m2) with stunning views over the surrounding countryside

EXTRA:
Garage (47,6 m2) on the ground floor, with new wooden garage door (2024)
Workshop (60 m2) situated above the garage, and accessible from the garage or exterior access
The property benefits from main drainage.
Main house has oil fired central heating. The apartment has electric heating. Both have single glazing.
The main house roof was renewed in 2018, and repairs have also been carried out to the roof structure and roof of the workshop.

Lauzerte – village life on your doorstep : situated in the historic centre of Lauzerte, the house is within easy walking distance of cafés, restaurants, shops and the weekly market. Lauzerte is officially recognised as