LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47484AT47 Price: 349 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (329 717 EUR without fees)

Character stone house with 3 bedrooms and 2 bathrooms, pool, pigeonnier & sweeping views near Eymet



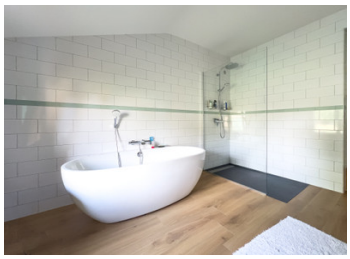












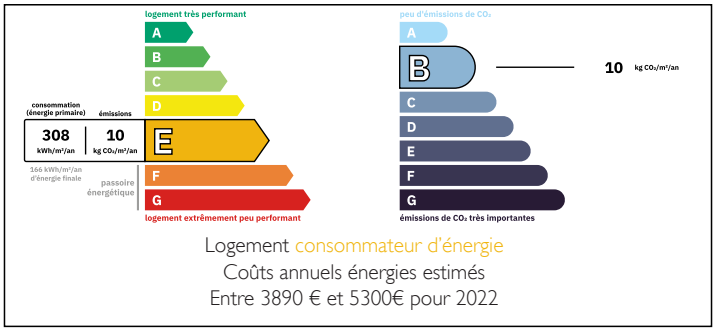
INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	175 m2
Plot Size:	4445 m2

IN BRIEF

Set in peaceful countryside just 8 minutes from Lauzun and 13 minutes from the popular bastide town of Eymet, this light-filled three-bedroom, two-bathroom character stone house combines traditional charm with relaxed indoor-outdoor living. Large windows draw in the natural light and frame the sweeping countryside views, while the spacious living areas open naturally onto terraces and gardens. The above-ground pool creates an inviting spot for summer days, complemented by a charming pigeonnier and useful garage. With shops, restaurants and lively local markets close at hand, this is a very appealing permanent home or holiday retreat in this sought-after part of south-west France.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3890 € et 5300€ pour 2022

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

Set beside a quiet country lane in the rolling countryside of Lot-et-Garonne, this character stone house offers approximately 175 m² of light-filled, largely single-level accommodation, with three bedrooms, two bathrooms and around 4,445 m² of grounds.

At the heart of the house is an impressive living and dining room, converted from a former barn to create a wonderfully bright and welcoming space. Large glazed openings draw the countryside into the room and create a natural connection with the terrace and gardens. A generous window seat is an inviting place to enjoy the views, while a contemporary wood-burning stove provides a focal point for cooler months.

The spacious kitchen has ample room for informal dining and retains the relaxed country-house feel of the property. It also has its own wood-burning stove, while a separate utility room provides useful storage and workspace.

There are three generously proportioned bedrooms, all on the ground floor. One is currently used as a studio/storage room and has a large window, making it a flexible space for guests, home working, creative pursuits or as a third bedroom. There are two bathrooms, both with showers, one also with a bath, plus a separate WC.

Outside, the house opens naturally onto terraces and gardens enjoying wide countryside views. The terrace is ideal for outdoor dining and entertaining, while the above-ground pool is accessed directly from the deck, making it attractive and easy to enjoy throughout the summer.

A particularly charming feature is the traditional stone pigeonnier, approximately 4...