

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

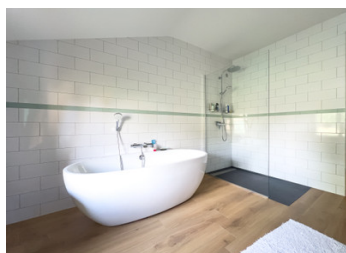
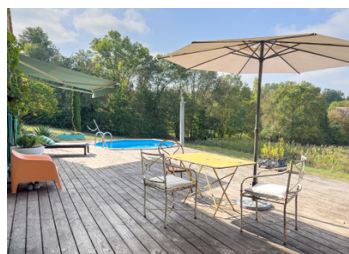


INFORMATION

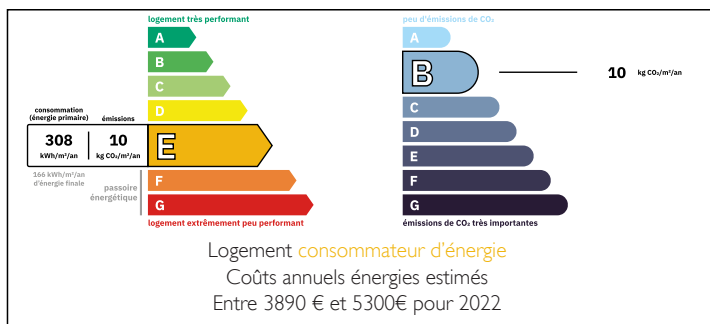
Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	175 m2
Plot Size:	4445 m2

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 pigeonier 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



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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.



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 pigeonier, approximately 4...

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