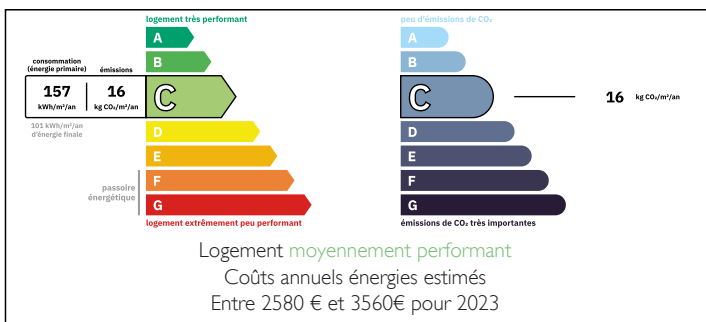


LAUZERTE – Charming village house, 5 bedrooms & commercial space on the Camino de Santiago



ENERGY - DPE



INFORMATION

Town:	Lauzerte
Department:	Tarn-et-Garonne
Bed:	5
Bath:	1
Floor:	200 m2
Plot Size:	337 m2

IN BRIEF

In Lauzerte, a popular stop on the Camino de Santiago, this charming 200 m² village house has been recently renovated and thoughtfully set up to accommodate up to 15 pilgrims.

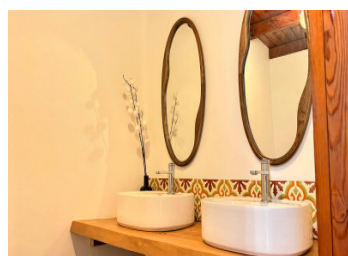
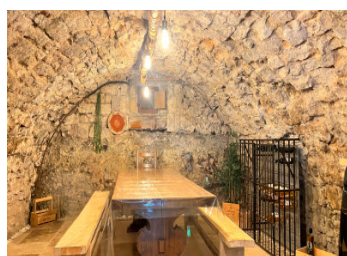
The property offers 5 bedrooms, including 2 five-person dormitories, a shower room with 3 showers, 4 WCs, two separate entrances, and a garden with a relaxing outdoor area and jacuzzi.

A commercial space is also included, providing the opportunity to run a business alongside the accommodation.

The house is sold with much of the existing furniture, equipment and facilities used for welcoming pilgrims, including a large-capacity washing machine, tumble dryer, 2 fridges, range cooker, 3 ovens, dishwasher and furnishings.

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.



LOCAL TAXES

Taxe foncière: 1990 EUR

NOTES

DESCRIPTION

GROUND FLOOR

Living room with exposed stone walls and fireplace
Kitchen (25 m²)

Authentic stone cellar (24.66 m²), beautifully converted into a welcoming dining area (24.66 m²)

FIRST FLOOR

Living room (22,8 m²)

Commercial space (15,20 m²) with independent entrance

WC (1,8m²)

Separate entrance to the house

SECOND FLOOR

Bedroom (12.30 m²)

Shower room (12 m²) with 3 shower cubicles and 2 washbasins

WC with (2,2 m²) utility room lavabo

Bedroom (24 m²)

THIRD FLOOR

Bedroom (12 m²)

Bedroom (12 m²)

Bedroom (24 m²)

WC (3m²) with 2 washbasins

The property also benefits from a terrace with jacuzzi, a 55 m² outbuilding and two garages, one of approximately 50 m².

For comfort, the ground and first floors are heated by a recently installed condensing gas boiler. The property also has double-glazed windows on the ground and first floors, as well as an insulated roof.

Moissac 25km

Montcuq 11km

Montauban 40 km

Toulouse Blagnac Aéroport 95 km

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>