LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47999NK82 Price: 175 000 EUR

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

Charming 2-bedroom home with panoramic views, large garage & terraces, near Lauzerte, Tarn-et-Garonne















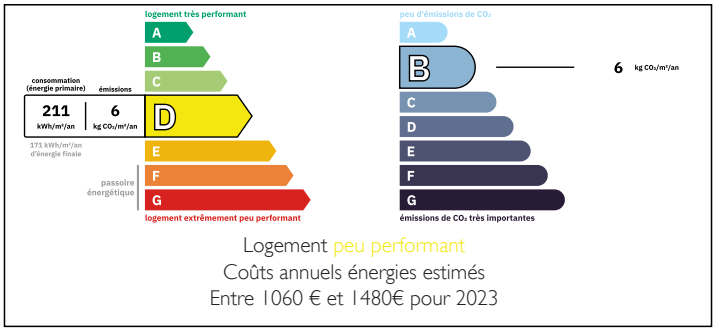
INFORMATION

Town:	Lauzerte
Department:	Tarn-et-Garonne
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	2389 m2

IN BRIEF

Enjoy countryside living just 2 km from the medieval village of Lauzerte in this charming 2-bedroom home, set between two magnificent mulberry trees and offering wide panoramic views over the surrounding countryside and the picturesque village. Priced at just €175,000, the property features an open-plan kitchen, dining and living area with a pellet burner, two bedrooms, a bathroom and an enclosed veranda. Several terraces and a garden with fruit trees provide lovely outdoor spaces to relax and enjoy the views. A real bonus is the spacious 60 m² garage/basement, complete with a summer kitchen and utility area, offering plenty of room for storage, hobbies or a workshop. Double glazing, electric heating and fibre internet add to the comfort, while shops, restaurants, schools and medical services are available in nearby Lauzerte.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1060 € et 1480€ 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:	**849 EUR**

NOTES

DESCRIPTION

Set between two magnificent mulberry trees, this charming 2-bedroom property enjoys wide panoramic views over the beautiful French countryside and the medieval village of Lauzerte. With several terraces, an enclosed veranda, a garden with fruit trees and a spacious 60 m² garage, it offers an appealing combination of outdoor living, practical space and nearby village amenities, all at an attractive price of €175,000.

Imagine starting your day with a coffee on the terrace, taking in the rolling countryside views, or relaxing in the enclosed veranda whatever the weather. With its open-plan living area, well-equipped kitchen and inviting outdoor spaces, this is a property with plenty of potential to make your own.

GROUND FLOOR:
Veranda (6.75 m2) with further front terrace
Open plan kitchen/dining room and living room (27.75 m2) with pellet burner, French doors opening to the garden
Hallway (1 m2) with storage cupboard (1.5 m2)
Bedroom 1 (9.3 m2) with ceiling fan, built-in storage
Bedroom 2 (10.35 m2) with ceiling fan, built-in storage
Bathroom (3.65 m2) with wash basin, shower and WC
LOWER GARDEN LEVEL:
Garage/basement (60 m2) with summer kitchen and utility area

KEY FEATURES:
Panoramic views over the surrounding countryside and the village of Lauzerte
Several terraces and exterior seating areas
Fruit trees in the garden
The property benefits from double glazing, pellet burner and electric heating
Good internet connection (fibre)

Lauzerte : 2 km
Montcuq : 11.5 km