LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48334DBC47 Price: 540 600 EUR

agency fees included: 6 % TTC to be paid by the buyer (510 000 EUR without fees)

Charming Stone detached House with a Salt pool, a gite and outbuildings.







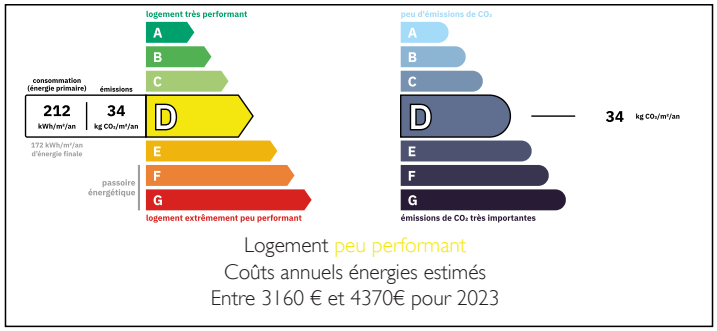








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3160 € et 4370€ pour 2023

INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	5
Bath:	4
Floor:	206 m2
Plot Size:	8007 m2

IN BRIEF

Characterful Stone Property with Gîte, Annexe and Pool

Full of charm, this detached stone property offers a main house, separate gîte, independent annexe and large workshop with potential for various uses, subject to necessary permissions.

Set in tranquil gardens with a small meadow to the rear, the property features a swimming pool, outdoor kitchen and terrace, plus a second terrace with space for a pool table and seating area – perfect for outdoor living and entertaining.

Located on the outskirts of a sought-after bastide village with restaurants, cafés, a supermarket and primary school. A secondary school is just 2–3 km away, with Eymet approximately 7 km away.

Bergerac town and airport are around 24 km away,

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: **1928 EUR**

NOTES

DESCRIPTION

The Main Dwelling – 152 m²
The main house welcomes you into a bright entrance hall of approximately 14 m², with stairs leading to the first floor and a conveniently tucked-away downstairs cloakroom.

To the left of the hallway, a large opening leads into the impressive triple-aspect sitting room of 32 m². Featuring wooden flooring, a cosy log burner and double-glazed patio doors opening onto the outdoor kitchen and covered terrace, this is a lovely space for relaxing and entertaining.

To the right of the hallway, the spacious and light-filled kitchen of 32 m² offers a generous breakfast area and excellent workspace. Fitted with a central island, built-in oven, induction hob and extractor fan, there is also space for an American-style fridge-freezer with water filtration facility. Travertine tiles complete the room, while doors lead directly onto a second terrace with space for a pool table and seating area.

Stairs from the entrance hall lead to the first-floor sleeping accommodation, comprising three bedrooms.

The principal bedroom measures approximately 22 m², with an en-suite shower room of around 7 m².

Bedroom two offers approximately 9 m² of sleeping space, a separate dressing room of around 7 m² and an en-suite shower room of approximately 7 m².

Bedroom three measures approximately 10 m². Two of the bedrooms benefit from air conditioning.

Outdoor Living
The secluded outdoor areas are perfect for enjoying the relaxed lifestyle of the French countryside. The beautiful 12 x 6 metre saltwater swimming pool has recently benefited from a new liner and...