LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48845GJP47 Price: 328 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (310 000 EUR without fees)

## Spacious 5-Bedroom Family Home with Large Garden and garage in the Heart of Lauzun















# INFORMATION

| | |
|---|---|
| Town: | Lauzun |
| Department: | Lot-et-Garonne |
| Bed: | 5 |
| Bath: | 1 |
| Floor: | 106 m2 |
| Plot Size: | 2255 m2 |

# IN BRIEF

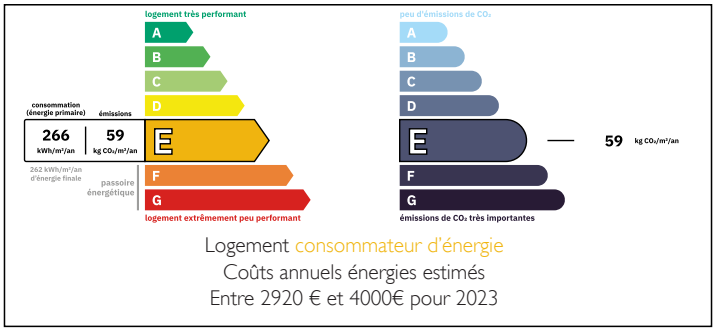
Ideally situated in a peaceful setting, just a short stroll from the heart of the charming medieval village of Lauzun and moments from its beautiful park, this spacious and beautifully renovated family home offers the perfect blend of comfort, space and convenience.

The property offers five bedrooms, a welcoming living room, a well-appointed kitchen, garage and car port, together with a generous garden providing plenty of space for outdoor living and the enthusiastic gardener.

With the village amenities quite literally on your doorstep, this is a wonderful opportunity to enjoy village life while benefiting from a peaceful and spacious setting.

Eymet is just 7 km away and Bergerac approximately 27 km.

# ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2920 € et 4000€ 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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## NOTES

## DESCRIPTION

Situated at the end of a quiet no-through road, with easy access to the beautiful village park, tennis courts and the centre of Lauzun, this spacious family home is a real delight. Beautifully maintained and tastefully modernised, the property offers comfortable living spaces and a lovely established garden.

The Rooms

Entrance Hall (5.2 m²): With glazed entrance door.

Living Room (25.65 m²): Tiled floor, two French doors opening onto the front garden and a wood-burning stove. Open-plan access to the kitchen.

Kitchen (17.75 m²): Newly installed kitchen, open to the living room, with French doors leading to the rear garden and a separate door to the garage/boiler room.

Corridor to Bedrooms (8.7 m²).

Bedroom 1 / Office (9.32 m²).

Bedroom 2 (9.8 m²).

Bedroom 3 (9.87 m²).

Bedroom 4 (9.32 m²).

Bedroom 5 (10.12 m²).

Bathroom (1.6 m²): Fitted with a shower, bidet and hand basin.

Separate WC.

Outside and Outbuildings

Garage (27.55...