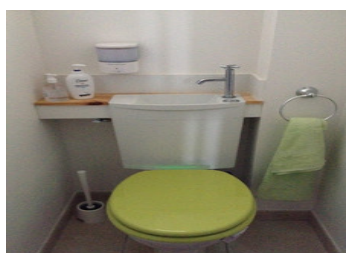


UNDER OFFER



ENERGY - DPE

DPE in progress.

INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	2
Bath:	1
Floor:	63 m2
Plot Size:	1300 m2

IN BRIEF

Cute two bedroom bungalow, charming friendly hamlet, superbly developed garden and vegetable garden, greenhouse. Easily maintained, for a simple life in lovely Lot et Garonne.

Situated not too far from the very popular village of Lauzun, this bungalow has been lovingly developed into a real gardeners delight, ready for a life of bucolic bliss!

With friendly neighbours, plenty of rural landscape to appreciate and overlooked by the mount at Monbahus, this is a peaceful home in the countryside with all amenities only a few miles 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.



DESCRIPTION

The property is nearly ten years old and in perfect condition, with individual electric heaters in each room. The buildings in the garden are also heated and superb extra accommodation or office space, architects original plans and permissions for the house and the extra accommodation are available. The property lies at the end of a small lane with three other properties on the outskirts of the hamlet.

Bergerac airport is nearly direct and only 25 mins with the same convenience for the fast rail connection at Bergerac to Bordeaux and airport and the TGV connection at Libourne for Paris and beyond. The area of Lot et Garonne and surroundings has some of the finest countryside with rolling hills and woodland including some of the most charismatic and beautiful villages and towns of France.

LOCAL TAXES

Taxe foncière: 312 EUR

Taxe habitation: EUR

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

NOTES