

Large home with garden in one of the best villages in the South West, all amenities and lively social scene



INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	7
Bath:	3
Floor:	257 m2
Plot Size:	941 m2

IN BRIEF

Large three storey home close to the centre of Lauzun.

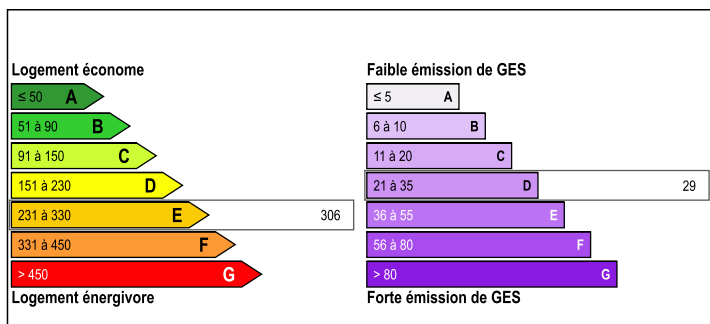
Three bathrooms and two large living rooms with a full width balcony to the rear overlooking the garden and countryside to the north east of the village.

The village itself has all amenities, saturday market and events, with clubs and associations for a lively social life.

The village with its famous chateau and renovated streets and buildings is a joy. The house can be split into two areas for both family and commercial purposes.

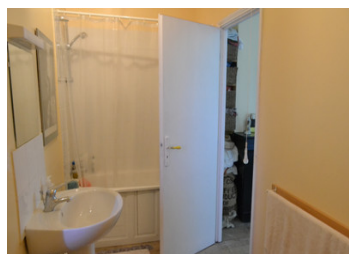
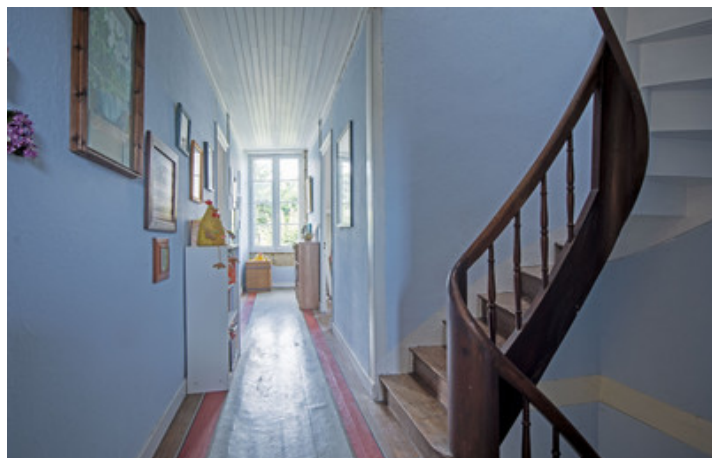


ENERGY - DPE



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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

Kitchens are on ground floor and lower floor.

Large ground floor sitting room 42 sq m

Large lower floor sitting room 32 sq m

Three bathrooms, one ensuite

Seven bedrooms, three lower ground floor

Four bedrooms on first floor, one being used as an office.

Large balcony for summer evenings, 10.5 m x 2.5 m

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

LOCAL TAXES

Taxe foncière: 1055 EUR

Taxe habitation: EUR

NOTES