

Carefully restored four bedroom village house with garden and terrace.



INFORMATION

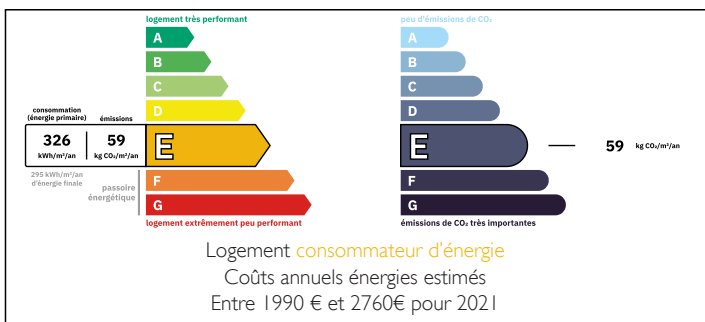
Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	196 m2
Plot Size:	176 m2

IN BRIEF

Situated in the heart of a beautiful medieval village, this spacious village house, with many original features, benefits from 4 large bedrooms, 3 bath/shower rooms, a roof terrace as well as an enclosed garden with plunge pool. Ideal as a lock up and leave, holiday rental or full time family home. Bergerac airport is only 30 mins away.



ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Arranged over 3 floors with a large basement the house benefits from double glazing, oil fired central heating which vents warm air throughout the rooms, mains drains and off street parking.

The House

Ground Floor:

Entrance (8.09 m²) with tiled floor

Kitchen (23.59 m²) with glazed door to terrace and garden

Sitting Room (24.35m²)

Utility Room (10m²)

First Floor

Master Bedroom I (24.21m²)

Ensuite Bathroom (10m²) with bath, handbasin, bidet and toilet

Sitting Room (17.75m²)

Bedroom 2 (14.62m²)

Second Floor

Bedroom 3 (12.48m²)

Ensuite Shower room (10.34m²) with shower, handbasin and toilet

Bedroom 4 (14.27m²) with Dressing Room (10.20m²)

Ensuite Shower room (3.96m²)

Large basement which covers the footprint of the house. (boiler room, wood store and workshop) It can be accessed from the garden and from under the stairs in the hallway.

A terrace overlooks the garden with its plunge pool.

Fabulous opportunity in a sought after village.

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