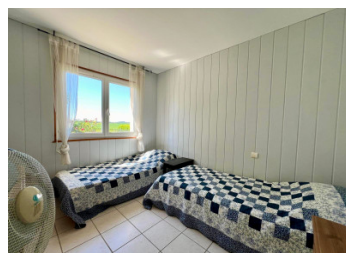
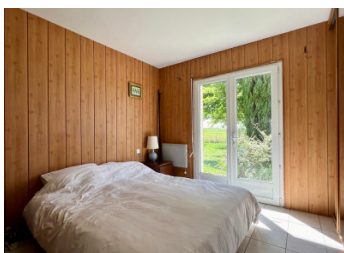


Contemporary bungalow with a swimming pool on the outskirts of a village with gorgeous views.



INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	2192 m2



IN BRIEF

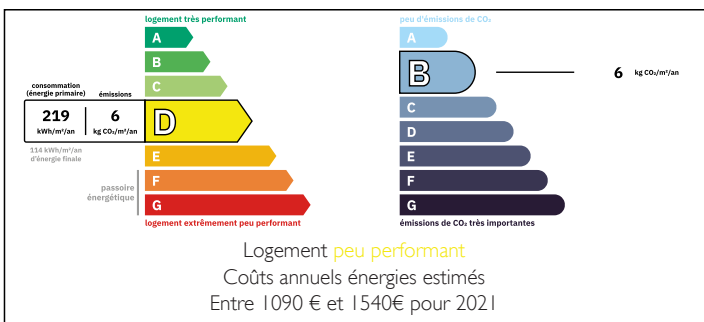
**** Under Offer **** Nestled on the outskirts of a village, this contemporary house offers the perfect blend of modern comfort and rural charm.

A fully fitted kitchen that opens into a spacious living & dining room, creates an inviting space for family and friends. The property has two bedrooms, with an additional room that can serve as a study or a third bedroom.

Outside, the property sits on a generous plot of around 2000m², providing ample space for outdoor activities. The large terrace is perfect for dining alfresco, and the swimming pool offers a refreshing escape during the summer months. An adjoining garage and a practical laundry room add to the convenience of this home. The attic provides additional storage space, ensuring your living areas remain uncluttered.

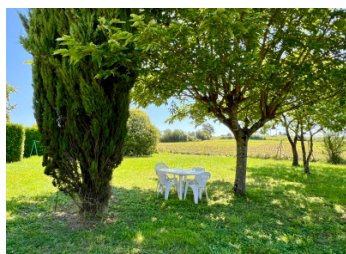
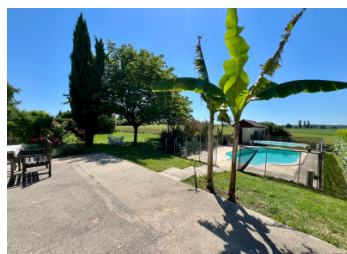
With local shops and pub nearby plus gorgeous views of the countryside,...

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 foncière: 1000 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Lounge / Diner (approx 38m²)

- Wood burner
- French doors to Patio and pool
- Tiled floor

Kitchen (approx 8.3m²)

- Fully fitted
- Gas hob
- Dishwasher

Bedroom 1 (approx 11m²)

- Fitted wardrobe

Bedroom 2 (approx 9m²)

Study / Bedroom 3 (approx 6m²)

- Fitted wardrobe

Bathroom (6m²)

- Shower, double basin

WC (approx 1.2m²)

Corridor (approx 4.5m²)

Utilities room (approx 4.2m²)

- Door to garage

Garage (approx 24m²)

- mezzanine

- shelving

Terrace

Swimming pool

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