

Spacious 3-bed, 3-bath village house with château views, garden and annexe potential, near Bergerac



INFORMATION

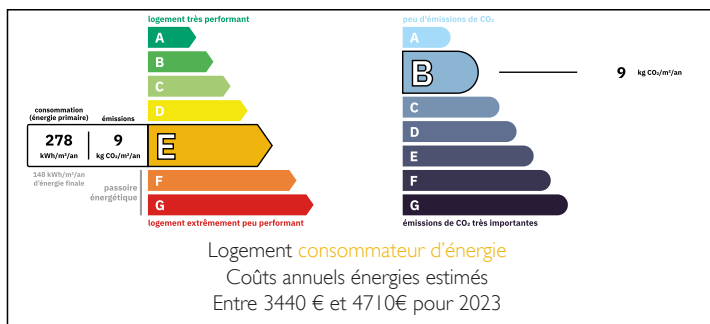
Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	3
Bath:	3
Floor:	181 m ²
Plot Size:	100 m ²

IN BRIEF

Located in the heart of a picturesque medieval village, and just a short stroll from local restaurants, this attractive and spacious village house offers three bedrooms, three bathrooms, and wonderful views of the château. Perfectly suited as a main residence or a second home, it is superbly positioned only 27 km from Bergerac airport.

There is also the option to purchase an adjoining building, which comes with planning permission for conversion into a one-bedroom house.

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.



DESCRIPTION

This spacious village house with attached barn also benefits from a small garden and charming courtyard area. Plenty of space for outdoor eating. All this within walking distance of all that the beautiful medieval village of Lauzun has to offer. The house is on mains drains.

GROUND FLOOR

Entrance Hall : (6.12m²)

Kitchen : (13.93 m²) tiled floor, window overlooking the courtyard garden

Dining Room : (16.58 m²) Wooden floor

Sitting Room : (38.33 m²) glazed door to rear courtyard

Inner Lobby : (4.15 m²)

Shower Room : (6.36 m²)

WC : (1.05 m²)

Cellar

Boot Room : (2 m²)

FIRST FLOOR

Landing (13.7 m²)

Bedroom 1 (14.27 m²)

Bathroom (10.23 m²) with bath, handbasin, WC, heated towel radiator, shower

Bedroom 2 (14.51 m²)

Bedroom 4 (18.39 m²) with large dressing room /office area

Shower Room (7.22 m²) shower, handbasin and WC

OUTSIDE

Courtyard garden, small garden, attached barn (110 m²)

LOCAL TAXES

Taxe foncière: 935 EUR

Taxe habitation: EUR

NOTES

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