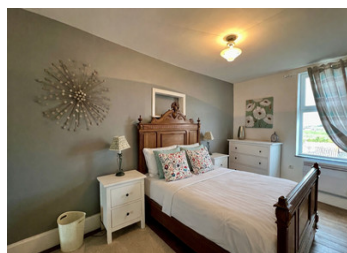


Exquisite village house with courtyard garden in vibrant village with amenities easy reach of Eymet & Bergerac



INFORMATION

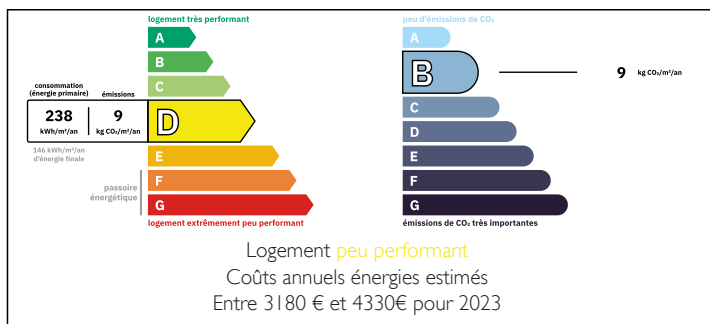
Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	176 m ²
Plot Size:	26 m ²



IN BRIEF

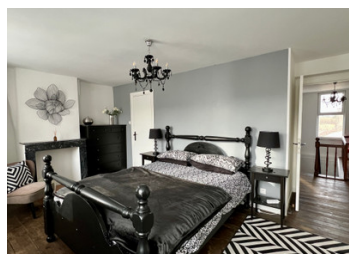
This elegant and spacious village home is ideally located in a popular village with excellent amenities, a restaurant, and a picturesque village park complete with a fishing lake. Behind its attractive stone façade, the house provides light-filled and comfortable living spaces, including a sitting room and an open-plan kitchen-dining area opening onto a delightful courtyard garden. There are four generously sized bedrooms and three shower rooms. Lauzun enjoys a convenient location just 7 km from Eymet, 19 km from Issigeac, and 25 km from Bergerac Airport.

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

Elegant village house benefitting from mains drainage and a recently renovated roof.

Ground Floor

Entrance

Sitting Room (27 m²) Elegant room with pellet stove and large windows

Open Plan Kitchen Dining Room (28 m²) with tiled floor, 2 velux and patio doors opening onto the courtyard.

Utility Room (5 m²)

WC

Outside seating area in a walled courtyard (26 m²) with a tiled area and a hot tub

First Floor - with original wooden floor

Bedroom 1 (18.09 m²)

Bedroom 2 (12.28 m²)

Shower Room (5.78 m²) with handbasin, WC and shower

Second Floor - with original wooden floor

Bedroom 3 (16 m²) with ensuite

Ensuite Shower Room (3.28 m²) heated towel rail, shower, wc and handbasin

Bedroom 4 (10.86 m²) with Ensuite

Ensuite shower room (2.20 m²) with shower, wc, heated towel rail and hand basin

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

LOCAL TAXES

Taxe foncière: **993 EUR**

Taxe habitation: **EUR**

NOTES