

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



INFORMATION

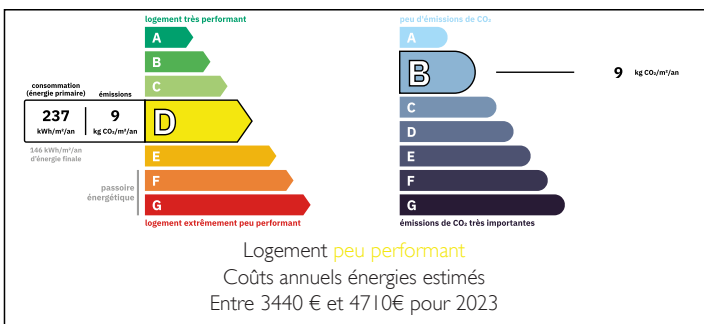
Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	3
Bath:	3
Floor:	181 m2
Plot Size:	100 m2



IN BRIEF

Set in the heart of a charming medieval village, just a short walk from local restaurants and amenities, this attractive and spacious village house offers an ideal blend of character and comfort. The property features three well-proportioned bedrooms and three bathrooms, making it perfectly suited for both family living and hosting guests. From the house, you can enjoy delightful views of the village château, adding to its unique appeal. Whether you are looking for a permanent residence or a holiday retreat, this home is ideally located only 27 km from Bergerac airport, ensuring convenient access year-round. Additionally, there is an opportunity to acquire an adjoining building, which already benefits from planning permission to be converted into a one-bedroom house—ideal for guests, rental income, or further expansion.

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>