

Exquisitely renovated stone property, a stylish home with beautiful views, swimming pool and large barn



INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	15565 m2

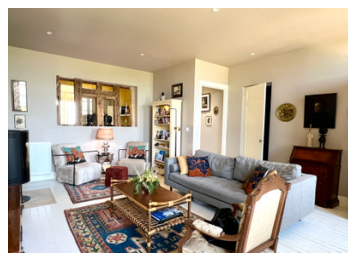
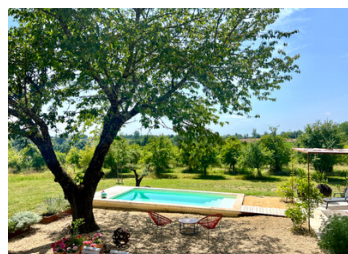
IN BRIEF

Elegant property, renovated to create a stylish and elegant country home with stunning views, swimming pool, and complete tranquillity. Ideally positioned within easy reach of several sought-after bastides, including Lauzun (5 km), Eymet (8 km) and Bergerac (32 km).

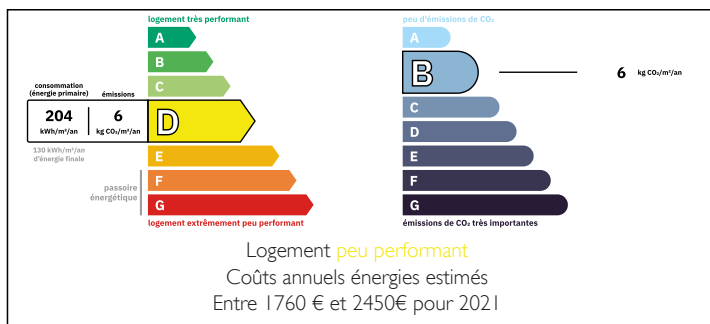
Lovingly restored with exceptional attention to detail, the property beautifully combines modern comfort with the authentic character of the original stone building. Recent improvements include double glazing throughout, an efficient heating system, and a newly installed swimming pool.

Spacious and refined this country home enjoys an elevated setting with far-reaching countryside views and has been renovated with impeccable taste and flair. In addition, there is a substantial barn and several useful outbuildings offering excellent potential.

Presented in immaculate condition, this is a turnkey property ready for you to unpack your suitcases and



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.



NOTES

DESCRIPTION

An elegant country home that has recently undergone a complete, high-quality renovation, seamlessly blending period charm with modern comfort. Every aspect of the property has been thoughtfully updated to provide exceptional comfort and efficiency throughout the year.

Ground Floor

Entrance Hall (5.55 sq m) with traditional terracotta floor tiles.

First Sitting Room (30.15 sq m) with wooden flooring.

Guest WC (1.6 sq m) with washbasin.

Hallway (4 sq m) leading to the second reception room.

Second Sitting Room (22 sq m) with a dedicated office area (5 sq m). Large glazed doors open onto an elevated terrace enjoying beautiful views over the surrounding countryside.

Bedroom 1 (15 sq m) with wooden flooring and an en-suite shower room (6 sq m) with shower, washbasin and WC.

Bedroom 2 (13.25 sq m) with wooden flooring.

Jack-and-Jill Shower Room (7.5 sq m), shared between Bedrooms 2 and 3, with shower, washbasin and WC.

Bedroom 3 (11.20 sq m).

Inner Hall (4 sq m) linking the sitting room and kitchen, with stairs leading to a fourth occasional bedroom and access to the attic.

Kitchen / Dining Room (38 sq m) with travertine flooring, complemented by a pantry/storage room (6 sq m), utility room (4.5 sq m) and walk-in pantry (4 sq m).

A large cellar/boiler room, accessible from both the house and the garden, provides excellent storage and houses the heating system.

From the kitchen, there is direct access to an adjoining outbuilding comprising a workshop and a delightful covered terrace overlooking the swimming pool.