

Ref: A15212

Price: 280 000 EUR

agency fees to be paid by the seller

Large home with garden in one of the best villages in the South West, all amenities and lively social scene



## INFORMATION

Town: Lauzun

Department: Lot-et-Garonne

7 Bed:

Bath: 3

Floor: 257 m2

Plot Size: 941 m2







Large three storey home close to the centre of

Three bathrooms and two large living rooms with a full width balcony to the rear overlooking the garden and countryside to the north east of the village.

The village itself has all amenities, saturday market and events, with clubs and associations for a lively social life.

The village with its famous chateau and renovated streets and buildings is a joy. The house can be split into two areas for both family and commercial purposes.

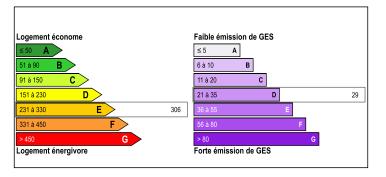








**ENERGY - DPE** 



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.

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## DESCRIPTION

Kitchens are on ground floor and lower floor.
Large ground floor sitting room 42 sq m
Large lower floor sitting room 32 sq m
Three bathrooms, one ensuite
Seven bedrooms, three lower ground floor
Four bedrooms on first floor, one being used as an office.

Large balcony for summer evenings,  $10.5 \text{ m} \times 2.5 \text{ m}$ 





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

## LOCAL TAXES

Taxe foncière: 1055 EUR

Taxe habitation: EUR

## NOTES