

## Enchanting 3-Bedroom Property with Dovecote on 4 Hectares of Picturesque Land



## INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	230 m2
Plot Size:	44400 m2

## IN BRIEF

Nestled amidst orchards, this captivating 3-bedroom property exudes rustic charm & timeless elegance. Renovated with meticulous attention to detail, the property features exposed stone walls, wooden beams & cozy wood burners that provide warmth & ambiance.

Outside, the inviting covered terrace offers a tranquil space to relax & unwind plus the property benefits from a swimming pool & a large barn providing ample storage & workshop space.

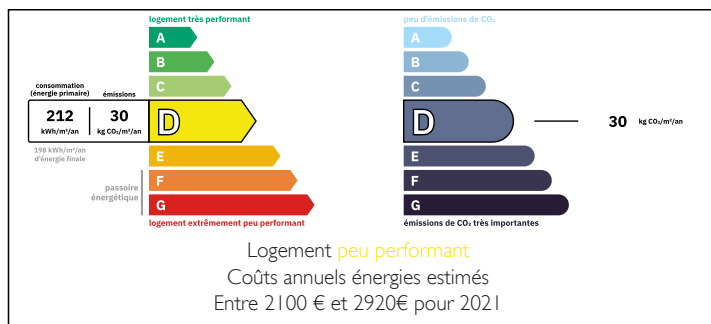
The restored sheepfold with wood burner could easily be converted into further accommodation or a gîte for those wishing to earn an income.

This unique property offers the perfect blend of rustic charm & modern amenities, with endless possibilities for business or personal use & is set in over 4 hectares of land with stunning views of the surrounding countryside.

It is situated within less than a 12 minute drive to both Castillonnes & Lauzun...



## 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.



## LOCAL TAXES

Taxe foncière: 822 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Nestled amidst orchards, this captivating 3-bedroom property exudes rustic charm & timeless elegance.

Kitchen (approx 17m2)

- Teracotta tiled floor
- Exposed stone & wooden beams

Pantry / Utility room (approx 7.5m2)

Lounge / Diner (approx 37m2)

- Woodburner
- Exposed stone & wooden beams
- Teracotta tiled floor

- Door to terrace

Living Room (approx 20m2)

- Wood burner
- Teracotta tiled floor

- Door to terrace & garden

Bedroom 1 (approx 10.5m2)

- Reverse cycle aircon
- Countryside views

Bathroom 1 (approx 7m2)

- Freestanding bath, wash basin & WC
- Teracotta tiled floor

First floor

Bedroom 2 / Office (approx 16m2)

Master Bedroom 3 (approx 73m2)

- Wooden beams
- Fitted cupboards
- Skylights

Bathroom 2 (approx 6m2)

- Shower, WC

Stone barn (approx 105m2)

- New roof
- Concrete re-enforcement

Outbuilding (approx 33m2)

Restored sheepfold (approx 40m2)

- Double shutters with reclaimed wood from Toulouse
- Wood stove
- Travertine floors
- Original windows

New Swimming pool to be built soon

Set in over 4 hectares of land with walnut orchards