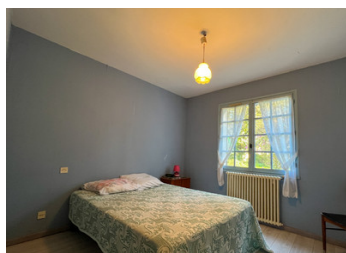


In the village of Lauzun, spacious 5 bed bungalow with large garden



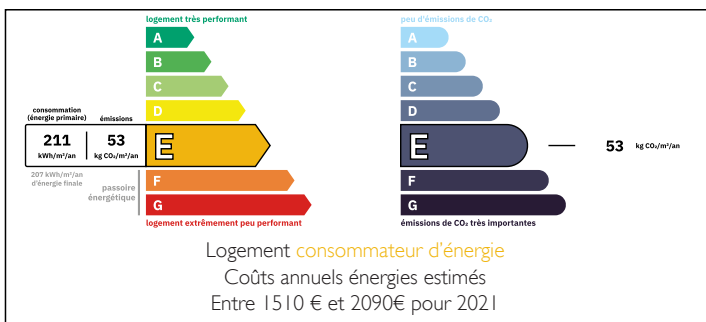
INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	5
Bath:	1
Floor:	106 m2
Plot Size:	2255 m2

IN BRIEF

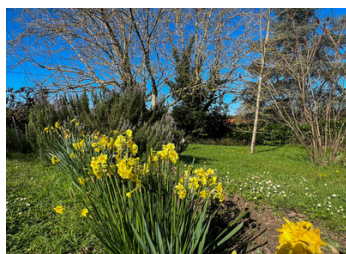
Situated in a peaceful location within walking distance of Lauzun and its gorgeous park, spacious family home with 5 bedrooms, living room, kitchen, garage and car port. Plenty of room for the enthusiastic gardener. Medieval village of Lauzun on your doorstep, Eymet 7km, Bergerac 27km

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: 225 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

At the end of a no through road with easy access to the park, the tennis courts and the village of Lauzun, this spacious house is a delight. Although well maintained it requires updating. Currently the house benefits from oil central heating a newly installed wood burning stove.

The Rooms

Entrance Hall (5.2 m²) with glazed door and tiled floor

Living Room (25.65m²) tiled floor, 2 french windows opening onto the front garden, wood burning stove

Kitchen (17.75m²) with french door opening onto the rear garden and door to garage/boiler room

Corridor to Bedrooms (8.7m²)

Bedroom 1 / Office (9.32m²)

Bedroom 2 (9.8m²)

Bedroom 3 (9.87m²)

Bedroom 4 (9.32m²)

Bedroom 5 (10.12m²)

Shower Room (1.6m²) with shower, bidet and hand basin

Toilet

Garage (27.55m²)

Boiler Room (7.2m²)

Car Port to the front of the house.

Large established garden front and back of the house with mature trees and shrubs and a vegetable plot.

To note; the house is currently single glazed and there is a septic tank

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