

Superb investment opportunity to purchase a townhouse or two apartments in a stunning white stone village



## INFORMATION

Town:	Lauzerte
Department:	Tarn-et-Garonne
Bed:	3
Bath:	2
Floor:	105 m2
Plot Size:	0 m2



## IN BRIEF

Rare opportunity to purchase an historic stone property in a sought after village location. The property is currently divided into two separate apartments with entrances on different streets. It is generally in good condition, well insulated with double glazing throughout. The house is believed to date back to the 17th century and was previously the village grainery. Over a total surface area of 105m<sup>2</sup>, the property as a whole contains 2 shower rooms, 3 bedrooms, and two kitchens with basic facilities. Both apartments were rented out until very recently and could easily be rented out again with a small investment. The property could easily be returned to a 3 bedroom townhouse as the staircase is still there. In close proximity to some great restaurants in the lovely village of Lauzerte, this will be a great investment for someone.

## ENERGY - DPE

DPE not required.

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:	880 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

### GROUND FLOOR:

STUDIO APARTMENT containing  
LIVING SPACE (6 x 3.8m) with large windows overlooking the front of the property, tiled kitchen area with double sink and oven, plumbing and electric points

BEDROOM (3.1 x 3m)

SHOWER ROOM

WC

### APARTMENT TWO

#### GROUND FLOOR:

KITCHEN with double sink, (3.3 x 4m) and cupboard. Plumbing and electrical points. Large windows with views

HALLWAY (3.5 x 2)

LIVING ROOM (4.14 x 4.24m) with views to the front of the property. Working fireplace.

Separate WC

#### DOWNSTAIRS:

SITTING ROOM (4.3 x 4.2m) with fireplace and views to the front of the property.

BEDROOM (3.8 x 3.25m)

WC

SHOWER room with basin.

The connecting staircase between the properties is still in place and can easily be opened to transform the property into one residence.

### REGION

In the northwest corner of the Tarn et Garonne department, Lauzerte lies between the foothills of the Massif Central and the Garonne river plain in the region known as Quercy Blanc and Pays de Serres because of the limestone which predominates in the landscape. The hill town rises above parallel valleys and rivers, the Barguelonnes, the Lendou and the Seoune which feed into the Garonne River.

Lauzerte is surrounded by agricultural land known for Melons de Quercy, Chasselas de Moissac (white dessert grapes), and Pruneaux d'Agen (prunes).

A medieval bastide perched above the valleys and