

On the road to Compostella, stunning village property with maison de Maître, gite and stone barn, on 3500 m2



INFORMATION

Town:	Lauzerte
Department:	Tarn-et-Garonne
Bed:	4
Bath:	3
Floor:	250 m2
Plot Size:	3500 m2

IN BRIEF

What an idyllic location for this charming property, right on the edge of the village centre. Once you enter the gates of this stunning home, you are surrounded by nature, and it is hard to believe that all amenities are within walking distance. But they are ! And all this in one of the most Beautiful Villages of France, Lauzerte. Located on the road to Compostella, this property, with a fully renovated gite and a stone barn in excellent condition, offers plenty of business opportunities. Or it could simply be a fantastic family home.



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: 1738 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

MAISON DE MAITRE: beautiful stone building with high ceilings, single glazing

GROUND FLOOR:

Entrance hall (7,40 m2) with original staircase to first floor

Kitchen (21,75 m2) with fireplace and wood burner

Dining room (18,65 m2) with exterior door

Living room (23,75 m2) with fireplace and Godin wood burner

Utility area (16,15 m2) with exterior door, WC (1,75 m2) and bathroom (5,9 m2) with wash basin, bath and shower

FIRST FLOOR:

Landing (4,25 m2)

Hallway (9,4 m2)

Bedroom 1 (19,33 m2)

Bathroom (9,5 m2) with wash basin, bath, shower, WC

Bedroom 2 (21,6 m2) thru room to

Bedroom 3 (16,8 m2)

MAISON D'AMIS: single glazing, underfloor electric heating for the ground floor.

GROUND FLOOR:

Open-plan Kitchen/Living/Dining room (40 m2) with Godin wood burner, French doors to private terrace

FIRST FLOOR:

Hallway (8 m2)

Bathroom (6,4 m2) with wash basin, shower, WC

Bedroom 1 (10,56 m2)

Bedroom 2 (19,35 m2) with Juliette balcony

EXTRA:

Inner courtyard between Maison de Maître, Maison d'Amis and stone barn

Stone barn with new roof (70 m2 + 76 m2)

Barn mezzanine art studio (87 m2) with several Velux windows

Barn covered patio (96 m2)

Nice, private garden with orchard (walnuts, figs, apples, plums etc)

Well

The property benefits from main drainage.