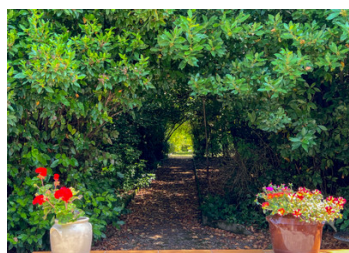


Elegant and spacious village house with huge garden in the heart of beautiful medieval village with amenities



INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	6
Bath:	1
Floor:	322 m2
Plot Size:	2730 m2



IN BRIEF

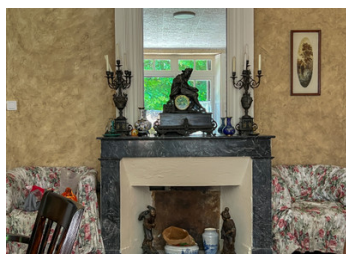
In the heart of Lauzun you don't expect to find a house of such spacious and elegant proportions (6 bedrooms and 3 large reception rooms) with a well established and wooded garden of 2730 m². In a village with the essential commodities and within easy reach of Eymet, Issigeac and Bergerac.

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.



DESCRIPTION

The house is established on several levels and benefits from mains drainage,

The Rooms

Entrance Hall (14.63 m²)
Office (20.55 m²)
Snug (9.67 m²)
Small Room (11.43 m²)
Corridor (12.06 m²)
Dining Room (26.28 m²)
Dining Hall (23.18 m²)
Kitchen (18.05 m²)
Garage or second entrance (31.09 m²)
Toilet
Cellar

LOCAL TAXES

Taxe foncière: 1520 EUR
Taxe habitation: EUR

First Floor

Landing (14.28 m²)
Bedroom 1 (27.91 m²) with french doors to garden
Bedroom 2 (22.61 m²)
Bathroom (12.05 m²) with bath, handbasin, bidet and WC
Bedroom 3 (8.48 m²)
Large Games Room (56.92 m²)
Bedroom 4 (24.92 m²)
Bedroom 5 (10.80 m²)
Bedroom 6 (14.51 m²)

NOTES

Outside

Grounds of 2730 m². with well established garden and trees
Outbuilding (29 m²)

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