



Ref: A31459AW47

Price: 470 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (451 000 EUR without fees)

Lovely 4 bedroom stone house with 2 separate guest houses, heated pool & fabulous views of the countryside



INFORMATION

Town: Lauzun

Department: Lot-et-Garonne

Bed: 8

Bath: 8

Floor: 311 m²

Plot Size: 13115 m2











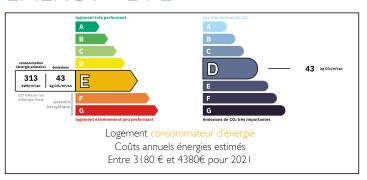


IN BRIEF

Nestled in 3.25 acres of land with stunning views over the undulating countryside, this charmingly restored & beautifully presented farmhouse offers comfortable accommodation whilst also benefitting from 2 independent & spacious guest cottages. The main house enjoys oil central heating & a wood burning stove in the living room plus there are reversible air-conditioning units in the kitchen/diner & master bedroom. The kitchen has been recently refitted and includes built-in appliances and an induction hob. There is a large covered terrace & a sun deck with gazebo - perfect for watching the fabulous sunsets.

The two independent guest houses both have two ensuite bedrooms & have been operating as holiday rentals, sharing the lovely I I m x 5m heated pool. The property also has a large barn of over 340m2. This is the perfect property for an extended family or a...

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.





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LOCAL TAXES

Taxe foncière: 2200 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Main house - Level Ground floor Kitchen / dining room 27 m² Living-room 23 m² Study 14 m² Bedroom 27 m² Bedroom 10 m² Shower room / Lavatory 7 m² Bathroom / Lavatory 6 m² Main house - Level 1 Bedroom 15 m² Shower room / Lavatory 3 m² Bedroom 19 m² Shower room / Lavatory 6 m² Storage / dressing room 8 m

The two independent guest houses both have two en-suite bedrooms these will be left fully furnished

Gite I - Level Ground floor - sleeps 6/8

Kitchen 8 m²

Living room/dining area 26 m²

Bedroom 22 m²

Bathroom / Lavatory 4 m²

Bedroom 14 m²

Shower room / Lavatory 7 m²

Gite 2 - Level Ground floor — sleeps 5 Living/dining/kitchen area 30 m² Bedroom 15 m²

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Shower room / Lavatory 3 m²

Bedroom 14 m²

Shower room / Lavatory 3 m²

Outside

Barn 345 m²

Swimming Pool Heated 11 x 5

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