

Exquisitely renovated village property with independent 3 bed guest annexe in sought after picturesque village

EXCLUSIVE



INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	6
Bath:	4
Floor:	255 m2
Plot Size:	1754 m2

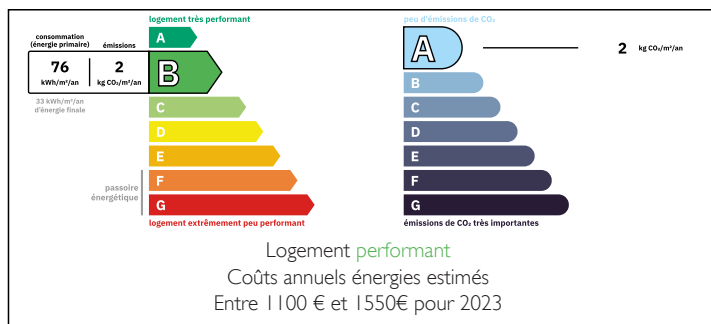
IN BRIEF

An elegant, detached property offering complete tranquillity and verdant views whilst being within walking distance of all essential amenities. Recently renovated the main house (The Barn) has a stunning open plan kitchen - dining -living room, 3 large bedrooms, 3 bathrooms, guest WC and a utility room with access to the garage. The guest cottage (schoolmaster's house) , also entirely renovated comes fully furnished with kitchen - dining room, sitting room, wc, and 3 bedrooms. In the picturesque village of Lauzun and only 6km to Eymet , 25 km to Bergerac airport.

Contact me for a full brochure and room plan.. to discover more about this property which has it all!



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 habitation: EUR

NOTES

DESCRIPTION

The Accommodation:

Main house/The Barn (168 m²) has stair free access via the courtyard. Recently renovated to the highest standard with state-of-the-art heating cooling -extraction system.

Entrance Hall (6.23 m²) with space to hang up coats and a sink

Inner Lobby (7.53 m²) with lightwell and access to living areas

Kitchen-Dining Room - Living Room (58.29 m²) Stunning space which is flooded with natural light, 4.3 m ceiling height with original beams and has been designed for symmetry and elegance.

Pantry - just a few steps from the kitchen

Guest Toilet (2.61 m²) with handbasin

Second Living Room /bedroom 4 (20 m²) this is the only room which is not disable accessible as there are a few steps

Corridor to bedrooms (8.56 m²) all bedrooms are south facing and overlooking the courtyard terrace

Utility Room (8.27 m²)

Master Bedroom (21 m²) a tranquil space with built in wardrobe and walk in closet,

Master Ensuite (10.62 m²) with large double ended bath, walk in shower, beautiful double ceramic sink, wc

Bedroom 2 (14.42 m²)

Bathroom (4.69 m²) bath, shower, handbasin and wc

Bedroom 3 (11.30 m²)

En suite (3.16 m²) with shower, wc and handbasin

Attached Garage (74 m²) with planning permission to create a self contained appartement.

Guest accommodation / The Schoolmaster's House (87 m²) + attic and cellar, with oil central heating, double glazing, mains drains. Comes fully furnished and equipped in readiness for bookings

Entrance Hall (9 m²) Travertine tiled floor

Toilet (2 m²)

Dining Room and Kitchen (16.37 m²)

Sitting Room (19.32 m²)

First Floor