

Spacious village house with building permission for one bedroom house, outdoor space, barn and garage



## INFORMATION

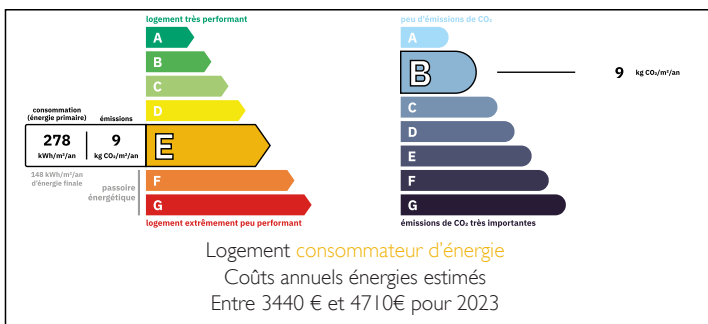
Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	3
Bath:	3
Floor:	181 m2
Plot Size:	100 m2

## IN BRIEF

Set in the heart of a charming medieval village and within walking distance of the restaurants, an attractive and spacious village house. Incorporating three bedrooms, 3 bathrooms and a view over the chateau. Another plus is that building permission has been granted for a one bed home and terrace within the existing outbuildings. A superbly located principal or second home just 27km from Bergerac airport



## 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 foncière:	935 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

This spacious village house with attached barn and garage also benefits from a small garden and charming courtyard area. Plenty of space for outdoor eating. All this within walking distance of all that the beautiful medieval village of Lauzun has to offer. The house is on mains drains.

### GROUND FLOOR

Entrance Hall : (6.12m<sup>2</sup>)

Kitchen : (13.93 m<sup>2</sup>) tiled floor, window overlooking the courtyard garden

Dining Room : (16.58 m<sup>2</sup>) Wooden floor

Sitting Room : (38.33 m<sup>2</sup>) glazed door to rear courtyard

Inner Lobby : (4.15 m<sup>2</sup>)

Shower Room : (6.36 m<sup>2</sup>)

WC : (1.05 m<sup>2</sup>)

Cellar

Boot Room : (2 m<sup>2</sup>)

### FIRST FLOOR

Landing (13.7 m<sup>2</sup>)

Bedroom 1 (14.27 m<sup>2</sup>)

Bathroom (10.23 m<sup>2</sup>) with bath, handbasin, WC, heated towel radiator, shower

Bedroom 2 (14.51 m<sup>2</sup>)

Bedroom 4 (18.39 m<sup>2</sup>) with large dressing room /office area

Shower Room (7.22 m<sup>2</sup>) shower, handbasin and WC

### OUTSIDE

Courtyard garden, small garden, attached barn (110 m<sup>2</sup>)

Atelier (35 m<sup>2</sup>)

Store room (21 m<sup>2</sup>)

Garage (36 m<sup>2</sup>)

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