

Strikingly designed recently built home with elevated views and latest heating technology



INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	118 m2
Plot Size:	2084 m2

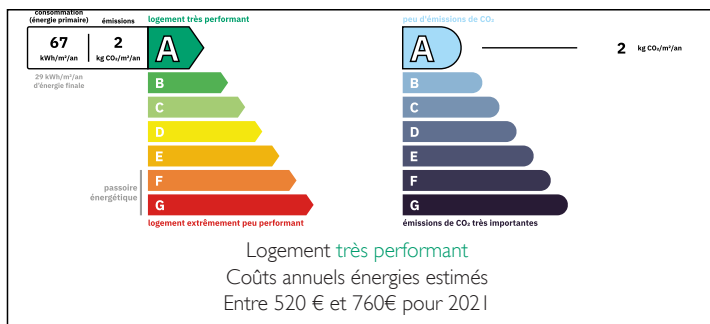
IN BRIEF

Located in a peaceful setting, this beautifully designed modern home is just five minutes from several charming bastide towns. Spacious and filled with natural light, the property boasts panoramic views, sleek contemporary architecture, and top-quality finishes throughout. Still under warranty and connected to mains drainage, it offers a truly turnkey lifestyle with peace of mind.

Set on well-maintained grounds with ample space for a swimming pool, the villa also features integrated smart technology, ensuring comfort and convenience in every detail. This is an ideal opportunity to create your own private retreat—ready to move into, with no renovations needed. Enjoy the perfect blend of modern luxury and authentic countryside living.



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.



DESCRIPTION

BUILT 2019-2020

LATEST TECHNOLOGY HEATING / AIR VENT/
HOT / COLD / REVERSIBLE AIR SOURCE HEAT
PUMP

MAINS DRAINAGE

TAXE FONCIERE 1059

WITH GARAGE AND ROOM FOR A POOL

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

LOCAL TAXES

Taxe foncière: 1059 EUR

Taxe habitation: EUR

NOTES