

Beautiful countryside property with 3 separate dwellings, 2 pools, landscaped gardens 2.09 H, 5km from Lauzun



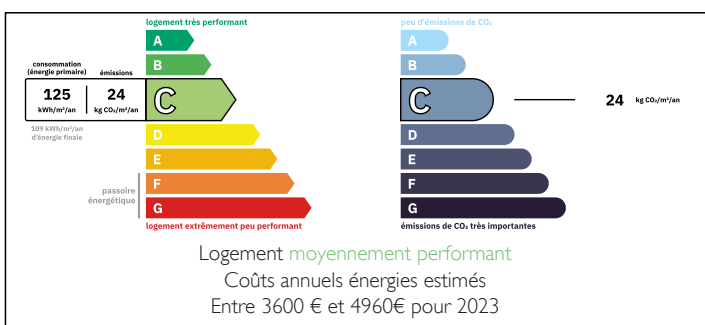
## INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	10
Bath:	7
Floor:	425 m2
Plot Size:	20934 m2

## IN BRIEF

Located in a tranquil setting and meticulously maintained, this property offers tremendous business potential. Set within well-stocked gardens spanning 2.09 hectares (5.17 acres), the three renovated dwellings retain their charming original features, including exposed beams and stonework. The accommodations include the original farmhouse with 4 bedrooms and 3 bathrooms, a converted barn offering 5 bedrooms and 3 bathrooms, and a one-bedroom cottage. A large covered terrace with elevated views overlooks the property, which boasts a swimming pool on each side. The original tobacco barn has been transformed into a covered pétanque court, perfect for warm summer evenings. Surrounded by mature gardens and trees, this exquisite estate is just 5 km from Lauzun, 8 km from Eymet, and 30 km from Bergerac.

## 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:** 2872 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

All three properties have been renovated and benefit from double glazing and oil fired central heating:

Converted Barn (220 m<sup>2</sup>) with wheelchair access, central heating and air conditioning. A huge covered terrace of 60m<sup>2</sup> sunset heaven!

Entrance hall (11 m<sup>2</sup>) French doors to terrace

Kitchen (11 m<sup>2</sup>)

Dining Room (25 m<sup>2</sup>) with french doors to terrace

Utility Room (4.27m<sup>2</sup>)

WC (2 m<sup>2</sup>) with hand basin

Sitting Room (27m<sup>2</sup>) with wood stove

Living Room (42m<sup>2</sup>) with cathedral ceiling and large glazed doors opening to garden

Bedroom 1 (14.49m<sup>2</sup>) French doors to terrace

Wet Room (8m<sup>2</sup>) shower, basin, wc

Bedroom 2 (26m<sup>2</sup>)

Shower room (5.38m<sup>2</sup>) wc, basin , shower

First Floor

Bedroom 3 (11.25m<sup>2</sup>)

Shower room (7.76m<sup>2</sup>) wc, shower, handbasin

Bedroom 4 (13.55)

Bedroom 5 (18.82m<sup>2</sup>)

Modernised Farm House (150 m<sup>2</sup>)

Entrance (6.84m<sup>2</sup>)

Utility Room (3.43m<sup>2</sup>) wc, handbasin

Kitchen - Dining Room (30m<sup>2</sup>) French doors to garden

Sitting Room (18m<sup>2</sup>)

Corridor to bedrooms (9m<sup>2</sup>)

Bedroom 1 (10m<sup>2</sup>)

Shower room (3m<sup>2</sup>) with handbasin, wc and shower

Bedroom 2 (15.37m<sup>2</sup>)

Inner Hall (7 m<sup>2</sup>)

Shower room (4.52 m<sup>2</sup>)

Bedroom 3 (15 m<sup>2</sup>)

WC (2.14 m<sup>2</sup>)

First Floor

Mezzanine,

Bathroom (7.22m<sup>2</sup>) bath, basin, wc and shower

Bedroom 4 (22m<sup>2</sup>) with air conditioning