

Quality renovated stone village house with gîte, garage, garden and views, in the heart of Lauzerte

EXCLUSIVE



## INFORMATION

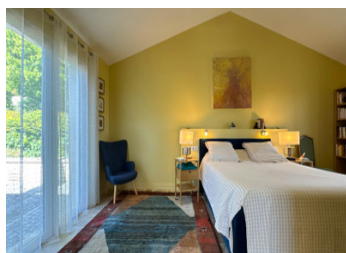
Town:	Lauzerte
Department:	Tarn-et-Garonne
Bed:	3
Bath:	2
Floor:	158 m2
Plot Size:	1782 m2

## IN BRIEF

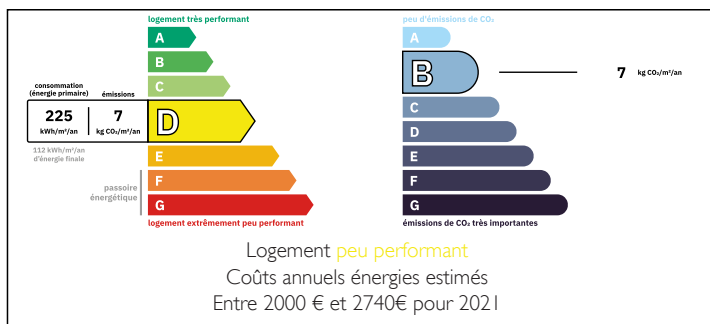
Located just a 5-minute walk from the historic centre of Lauzerte, this beautifully renovated 19th-century stone house blends historic charm with modern comfort and benefits from panoramic views. The main house features two spacious bedrooms, a dressing room, a bathroom, a stylish kitchen and a sitting room with a pellet burner. A separate, one-bedroom gîte on the ground floor provides excellent rental potential.

Set on a generous 1,782 m<sup>2</sup> plot, the property boasts a large stone covered terrace, established gardens, a well, and breathtaking views over the surrounding countryside. Additional amenities include a garage, 2 charging points for electric cars, a workshop, and a separate outbuilding. Double glazing and electric heating throughout ensure year-round comfort.

This immaculate property combines historic charm with modern living, all within walking distance to the cafés, shops, and weekly market of Lauzerte, one of



## 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:** 1800 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

### GARDEN LEVEL:

Covered terrace (20 m2) with travertin flooring  
Kitchen/dining room (27,5 m2) open plan, fully fitted kitchen with granite worktops, travertin flooring, stunning views over the countryside

Living room (33,5 m2) with pellet burner, travertin floor, views

Hallway (3,5 m2)

Dressing (7,15 m2)

Bedroom 1 ( 23 m2) cathedral style, French doors opening to the terrace

Bathroom (13,5 m2) with wash basin, walk-in shower and WC

Bedroom 2 ( 15 m2) with built-in wardrobes

### GROUND FLOOR:

Utility area (6,9 m2) with wash basin, water softener  
Studio apartment (28,75 m2) with kitchenette, bedroom, living room and bathroom (6 m2) with wash basin, shower and WC

Garage (24,5 m2) with electric garage doors

Vaulted cellar (10 m2) with charging point for electric car

### EXTRA:

The property was quality renovated in 2016 and now benefits from double glazing, (electric) shutters, electric radiators and pellet burner, mains drainage. Electrics and plumbing fully renewed.

2 charging points for electric cars : one inside and one outside

Outbuilding (25 m2) currently used as a gym

Well, with pump system in place for the garden

Private, off-road parking

Nicely landscaped garden on different levels with some fruit trees, panoramic views

Separate gite with excellent rental potential: the property is situated on the Camino de Santiago

Lauzerte: all amenities on your doorstep

Montcuq: 12 km

Montaigu de Quercy: 15 km

Castelnau Montratier: 20 km

Lafrançaise: 20 km