

Country Farmhouse with outbuildings & over a hectare of land set in a peaceful location.



## INFORMATION

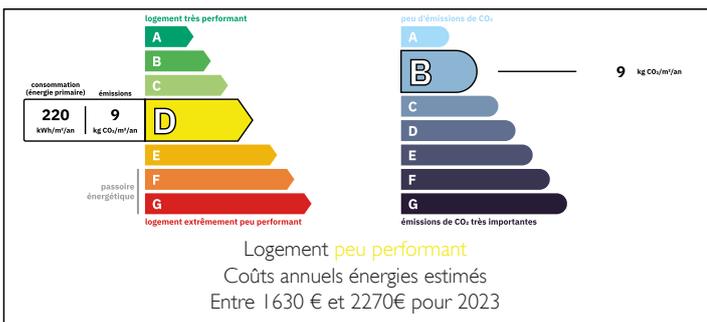
Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	132 m2
Plot Size:	13714 m2



## IN BRIEF

Set in over a hectare of fully fenced land, this delightful farmhouse enjoys a peaceful rural setting minutes from the village of Lauzun. Offering excellent potential for renovation & further development the property is ideal for animal lovers, hobby farmers, or those seeking a tranquil lifestyle. The grounds are dotted with fruit trees & fully enclosed, making it perfect for keeping horses. Many of the essential structural upgrades have already been completed, while the interior awaits your personal finishing touches. The main house comprises a bright & spacious living room with a pellet stove, which opens onto a sunlit veranda, a large a kitchen, 3 bedrooms, & a walk-in dressing room offering ample storage space. Whether you're looking for a permanent residence, a countryside escape, or a potential gîte project, this rare property offers space, character, and endless possibilities...

## 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: 350 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Ground floor

Living room - (approx 28m<sup>2</sup>)

- Pellet Burner

- Stairs to upper level

Kitchen / Diner - (approx 27m<sup>2</sup>)

- Fully Fitted

Bedroom 1 - (approx 11.2m<sup>2</sup>)

Shower room / Lavatory - (approx 4m<sup>2</sup>)

Office - (approx 4m<sup>2</sup>)

First Floor

Mezzanine / Landing

Bedroom 2 - (approx 11.5 m<sup>2</sup>)

Bedroom 3 - (11 m<sup>2</sup>)

Hallway - (approx 7.5m<sup>2</sup>)

Boiler room - (approx 9m<sup>2</sup>)

- Cumulus heating system

Bathroom - (approx 8m<sup>2</sup>)

- to be finished

Walk-in Closet - (approx 7.5m<sup>2</sup>)

Terrace

Barn 1 - (approx 120m<sup>2</sup>)

Barn 2 - (approx 104m<sup>2</sup>)

Workshop 1 - (approx 54m<sup>2</sup>)

Workshop 2 - (approx 66m<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>