

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

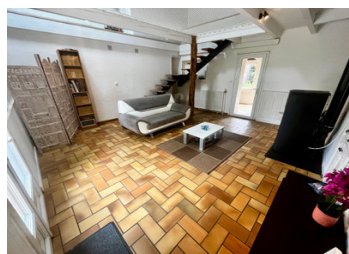


INFORMATION

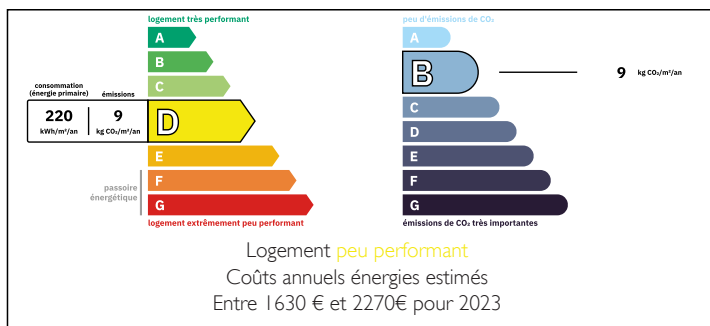
Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	132 m2
Plot Size:	13714 m2

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 28m²)

- Pellet Burner

- Stairs to upper level

Kitchen / Diner - (approx 27m²)

- Fully Fitted

Bedroom 1 - (approx 11.2m²)

Shower room / Lavatory - (approx 4m²)

Office - (approx 4m²)

First Floor

Mezzanine / Landing

Bedroom 2 - (approx 11.5 m²)

Bedroom 3 - (11 m²)

Hallway - (approx 7.5m²)

Boiler room - (approx 9m²)

- Cumulus heating system

Bathroom - (approx 8m²)

- to be finished

Walk-in Closet - (approx 7.5m²)

Terrace

Barn 1 - (approx 120m²)

Barn 2 - (approx 104m²)

Workshop 1 - (approx 54m²)

Workshop 2 - (approx 66m²)

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