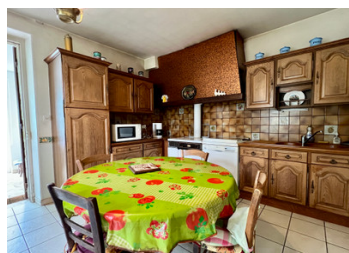


Beautiful countryside setting house with stone barns and circa 18500 m of land. Between Lauzun & Castillones



INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	125 m2
Plot Size:	1850 m2



IN BRIEF

Charming stone property set in a peaceful rural location with lovely open views.

The main house (approx. 125 m²) includes:

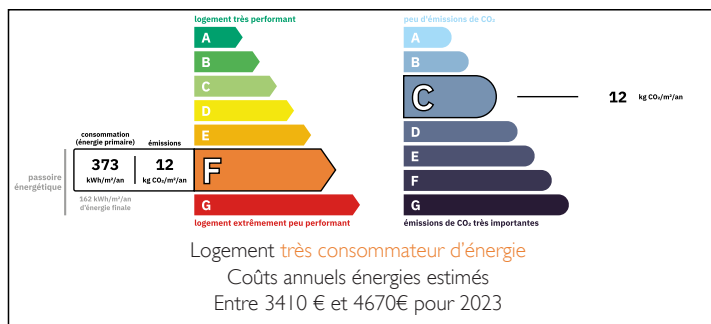
- Ground floor: veranda, kitchen, living/dining room with fireplace, one bedroom, shower room, separate WC
- Upstairs: landing, three bedrooms, shower room with WC, attic
- Basement: cellar

Attached is a former stone house (approx. 88 m²) with garage and two rooms, both with fireplaces.

Outbuildings include a 38 m² stone building and a large 300 m² stone barn with canopy.

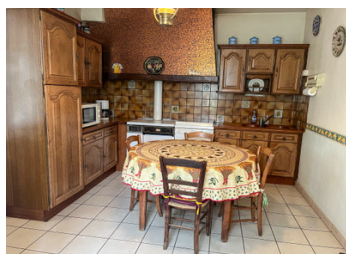
The property sits around a spacious farm courtyard with a well, meadows, and private access lane. 24 mins by car from Bergerac airport and Lauzun 9km, Castillones 5km,

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

Near Lauzun & Castillonès – Stone Property in the Countryside

Charming stone property set in a peaceful rural setting, comprising:

Main house (approx. 125 m²) offering:

On the ground floor: a veranda, kitchen, living/dining room with fireplace, one bedroom, shower room, and separate WC

Upstairs: landing, three bedrooms, shower room with WC, and attic

Basement: cellar

Former stone house (approx. 88 m²) with garage and two rooms featuring fireplaces

Stone outbuilding (approx. 38 m²)

Large stone barn with porch (approx. 300 m²)

Additional features include a spacious farm courtyard, a well, surrounding meadows, and a private access lane.

Enjoy lovely open views over the surrounding countryside.

Technical details:

Heating: electric and wood-burning stove

Windows: a mix of single and double glazing

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

LOCAL TAXES

Taxe foncière: **999 EUR**

Taxe habitation: **EUR**

NOTES