

Charming house with large garden and covered terrace, within easy reach of Eymet and Lauzun



INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	2860 m2

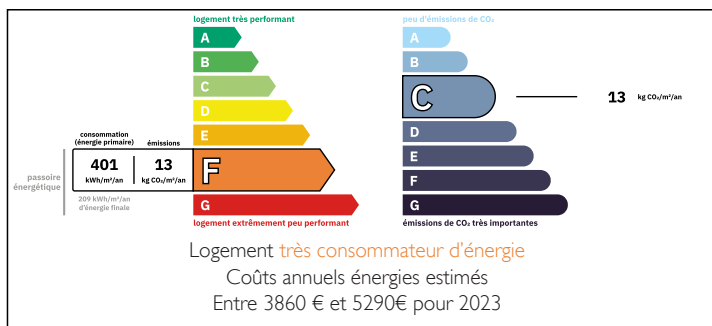


IN BRIEF

Tranquil Location Near Lauzun & Eymet

Ideally situated on a peaceful road just minutes from both Lauzun and Eymet, this charming property offers a quiet setting without feeling isolated. The generous garden provides ample space—perfect for outdoor living or even adding a swimming pool. Inside, the spacious ground floor features a large living room, open-plan kitchen, and four bedrooms, offering comfortable accommodation for family or guests. With the added potential to convert the attic space, this home presents wonderful flexibility to expand or adapt to your needs.

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:	848 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

The Rooms:

Entrance Hall (10.70 m²) – With tiled flooring,
Living Room (41 m²) – A bright and spacious room featuring French doors that open onto the covered terrace and garden. Tiled floor, beamed ceiling, and a fireplace with a wood-burning stove. Open-plan layout flowing into the kitchen area.

Bedroom 1 / Office (15.10 m²) – Versatile space, ideal as a bedroom or home office.

Bedroom 2 (15.10 m²) – Currently used as a second sitting room, offering flexibility.

Bathroom (8 m²) – Equipped with a bathtub, handbasin, and WC.

Bedroom 3 (11.57 m²) – Comfortable room, ideal for guests or family.

Bedroom 4 (15.91 m²) – Generously sized, with space for additional furnishings.

Shower Room (2.81 m²) – With shower, handbasin, and WC.

Boiler Room – Housing heating equipment and offering extra storage.

Outside:

Large covered terrace perfect for outdoor dining and relaxing, opening onto a beautifully maintained, fully fenced garden. Stairs lead up to the large attic area.

Workshop / Store Room (18.56 m²) – Practical space for tools, storage, or hobby use.

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