

Charming 4-Bedroom Home in a Prime Village location with Delightful Garden & Views over the Park.



INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	157 m2
Plot Size:	25 m2

IN BRIEF

Nestled in the heart of a sought-after village, this beautifully renovated home blends character & comfort across two spacious floors.

Step inside to discover exposed stonework, wooden beams, & thoughtfully restored features that create warmth & charm throughout. The ground floor offers a light-filled open-plan kitchen, lounge, & dining area, perfect for modern family living, alongside a separate reception room for added flexibility. A pantry, utility room, bathroom & separate WC ensure convenience at every turn.

Upstairs, you will find four generous bedrooms offering plenty of space for family & guests.

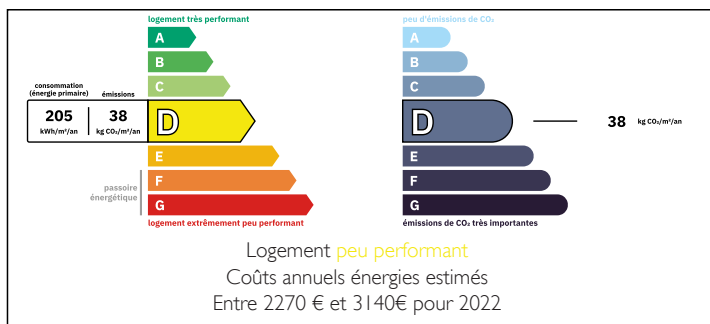
Outside, the delightful garden is a true highlight, providing a peaceful retreat with views across the park —ideal for relaxing or entertaining.

The property also benefits from a garage adding further practicality & electric shutters.

With its perfect balance of charm & modern comfort, this home is a rare find in such a desirable

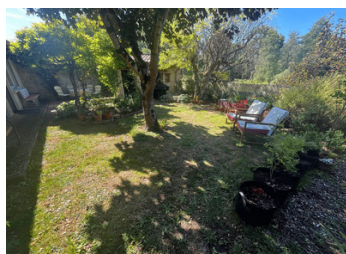


ENERGY - DPE



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: 966 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Reception room (approx 18.5m2)

- Wooden beams, Exposed stone
- Stairs to 1st floor
- Door to garage

Kitchen / Lounge / Diner (approx 46m2)

- Fully fitted kitchen with Induction hob
- Exposed stone
- Electric shutters

Pantry (approx 5m2)

- Shelving

Utilities (approx 7m2)

- Door to garage

WC (approx 1.8m2)

- Wooden beams, Exposed stone

Bathroom (approx 4.6m2)

- Shower, wash hand basin

Hallway (approx 5.6m2)

First Floor

Bedroom 1 (approx 17.3m2)

- Wooden floor

Bedroom 2 (approx 14.8m2)

- Wooden floor

Bedroom 3 (approx 19m2)

- Wooden beams, laminate floor

Bedroom 4 / Study (approx 17m2)

- Wooden beams, Exposed stone
- Laminate flooring

WC (approx 1.4m2)

- Stone sink

- Exposed stone

Landing (approx 7m2)

Garage (approx 18.9m2)

- Electric door

Outbuilding (approx 7m2)

- Oil tank

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