

VIEWS! Pretty renovation project to complete on outskirts of popular village and Close to the bastide of Eymet

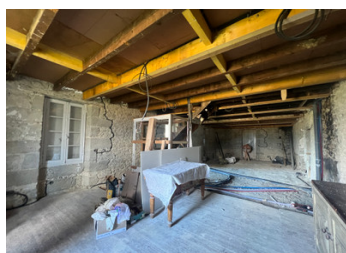


INFORMATION

Town:	Saint-Colomb-de-Lauzun
Department:	Lot-et-Garonne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

This charming stone barn sits just 3–4 minutes from the sought-after village of Lauzun and under 15 minutes from Eymet. Renovation is well underway, with a fully renewed roof, first-fix electrics and plumbing, strengthened floors, exposed and repointed stonework, and structural improvements throughout. The ground floor offers a generous open-plan living space with the option to close off the kitchen, plus permission for a raised terrace with lovely views. The first floor is arranged for two large ensuite bedrooms with beautiful exposed beams. The lower floor provides space for a bathroom and utility area, along with direct outside access. Planning permission is already in place for a 10 × 5 m infinity pool and a garage, giving a fantastic head start on completing this wonderful project.



ENERGY - DPE

DPE not required.

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

This charming stone barn is already well underway in its transformation and offers an excellent framework for creating a beautifully appointed home across three levels. The property enjoys a wonderful setting just around 3–4 minutes from the desirable village of Lauzun, with the popular bastide town of Eymet less than a 15-minute drive away.

Ground Floor – Open-Plan Living With Optional Separate Kitchen & Permission for a Raised Terrace
The ground floor has been opened up to form a generous open-plan living area, ideal for a spacious kitchen, dining and lounge layout. If preferred, the kitchen can easily be closed off to create a separate room. This level also benefits from permission to create a raised terrace, perfectly positioned to take in the lovely views. The stone walls have been stripped and are ready for repointing, and the former concrete floor has been removed in preparation for a new slab, providing a clean and flexible foundation for the next stage of renovation.

First Floor – Two Large Bedrooms With Ensuites & Beautiful Exposed Beams

The first floor has been arranged with partitions to form two large bedrooms, both with fixings in place for ensuite bathrooms. Each bedroom enjoys stunning exposed beams that add warmth and character. Extensive work has already been completed here, including insulated plasterboard on the ceilings, exposed and repointed stone walls, sound-insulated partitions and new floorboards in the main bedroom.

Lower Floor – Space for Bathroom, Utility Area & Direct Outside Access

The lower floor provides two...

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