

Delightful 3-Bed Village House with Garden , Garage in gorgeous Medieval Lauzun, 2 steps from village life.



## INFORMATION

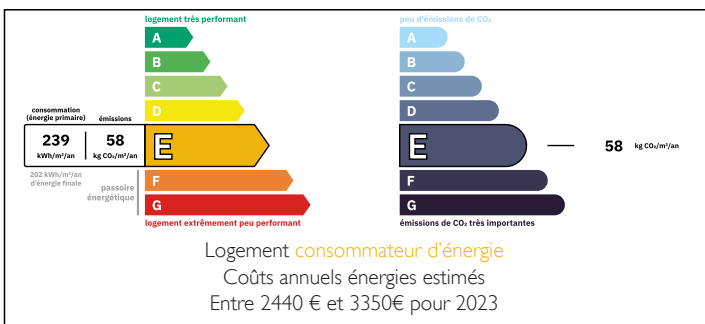
Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	87 m2
Plot Size:	250 m2



## IN BRIEF

A charming three-bedroom village house full of character, featuring double glazing throughout, oil-fired central heating, a garden, and an independent garage. Located just steps from the beautiful medieval village of Lauzun and its amenities, 27 km from Bergerac and 7 km from Eymet.

## 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: **780 EUR**

Taxe habitation: **EUR**

## NOTES

## DESCRIPTION

The house

Established on two floors with an attic and a cellar

Ground Floor (beautiful original wooden floor)  
Entrance Hall (11.89 m<sup>2</sup>)  
Sitting Room (19.53 m<sup>2</sup>) with exposed stone wall  
Kitchen (11.09 m<sup>2</sup>) recently installed fitted units, exposed stone wall  
Downstairs shower and wc  
Boiler Room with Weissman oil boiler

First Floor  
Landing (5.70 m<sup>2</sup>) door with stairs leading to attic  
Bedroom 1 (10.83 m<sup>2</sup>)  
Bedroom 2 (11 m<sup>2</sup>)  
Bedroom 3 (8.80 m<sup>2</sup>)  
Family bathroom

Outside  
Terrasse area, garden and garage  
Garage (25 m<sup>2</sup>)

Plus Points  
Your own garage in Lauzun! It is very rare for these village properties to have a garage and a garden.  
Fully double glazed

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