

Exquisitely renovated village property with independent 3 bed guest annexe in sought after picturesque village

EXCLUSIVE



INFORMATION

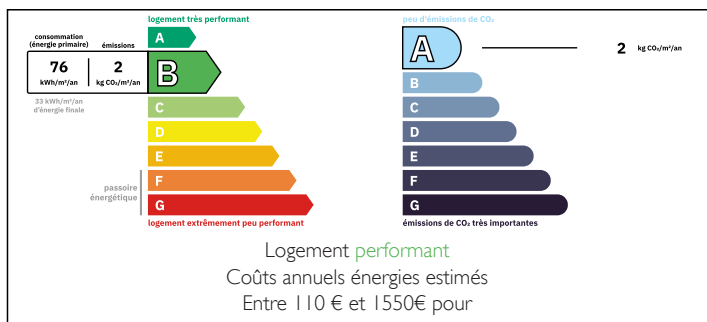
Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	6
Bath:	4
Floor:	255 m2
Plot Size:	1754 m2

IN BRIEF

An elegant, detached property on just under half and acre, offering complete tranquillity and verdant views whilst being within walking distance of all essential amenities. Recently renovated the main house (The Barn) has a stunning open plan kitchen - dining - living room, 3 large bedrooms, 3 bathrooms, guest WC and a utility room with access to the garage. The guest cottage (schoolmaster's house), also entirely renovated comes fully furnished with kitchen - dining room, sitting room, wc, and 3 bedrooms. In the picturesque village of Lauzun and only 6km to Eymet, 25 km to Bergerac airport. Contact me for a full brochure and room plan.. to discover more about this property which has it all!



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

An elegant, detached, six / seven-bedroom property on just under half an acre with garaging and off-street parking. This versatile property offers the rare combination of complete tranquillity and verdant views whilst being within a small walk of all essential amenities. Lauzun is a 'picturesque village' located 7km from Eymet and 25 minutes from the international airport.

'The Barn' is a three / four-bedroom, wheelchair accessible house adjoining 'The Schoolmaster's House' which has three bedrooms. The two houses can easily be combined to create one larger property.

NOTE: A detailed brochure with floorplans and room sizes is available on request.

ACCOMMODATION SUMMARY...

LOCAL TAXES

Taxe habitation: EUR

THE BARN:

Entry hall followed by inner hall

Magnificent living room / dining room / kitchen room

Further living room or fourth bedroom

Three double bedrooms, two of which are en-suite

Family bathroom and a guest WC

Utility room with direct access to the attached garage

Superb heating / cooling system, energy efficient, abundant storage

SCHOOLMASTER'S HOUSE:

Entry hall with access to the cellar

Kitchen / dining room

Dual aspect living room

Guest WC

Stairs lead to three double bedrooms and the family bathroom

Further stairs lead to the attic

Double glazed throughout

Note - The Schoolmaster's House is sold fully furnished and equipped so that income can be generated immediately.

NOTES