

Beautifully renovated 4 bed house with elevated views and large terrace 13km from Eymet



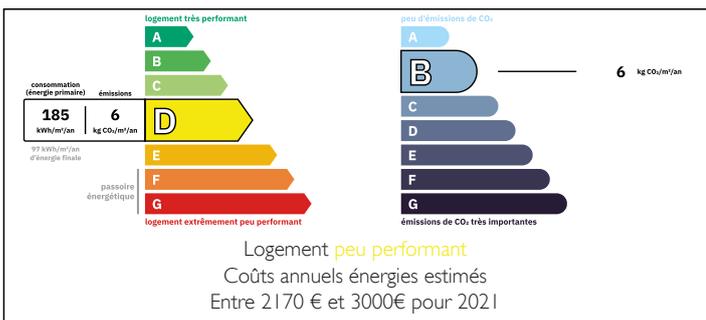
INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	3068 m2

IN BRIEF

Recently renovated and set in an elevated position with superb views, this beautifully maintained 4-bedroom home offers a bright and impressive living space. The spacious living room features a cathedral ceiling, exposed beams, a fireplace, and a wood-burning stove, with large patio doors opening onto the terrace and gardens. A generous covered terrace spans the front of the house, perfect for outdoor living. The property also includes a garage and a small outbuilding that could be renovated into a studio. Ideal as a stylish family residence or holiday home, it is just 5 minutes from a lively bastide town with all amenities, 40 minutes from Bergerac Airport, and 15 minutes from Eymet, Allemans-du-Dropt, and Seyches. There is also ample space to add a swimming pool if desired.

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

The House (200 m²)

Situated on the outskirts of two pretty villages, the house is all on one level and benefits from double glazing throughout, electric heating, well insulated with a woodfired heating system which circulates via vents throughout the house and electric radiators.

Entrance Hall (7.96 m²) exposed stone wall

Living Room (100 m²) with tiled floor, open fireplace, insert wood burning stove which powers the heating throughout the house, a large kitchen kitchen includes built in dishwasher and fridge and double butler sink and patio doors opening onto the covered terrace

Utility Room (12.93 m²) Separate large utility room with floor to ceiling storage, door to garden and plumbing for washing machine

Bedroom 1 (17.95 m²) with fitted wardrobe

Bedroom 2 (16.83 m²) with door opening onto garden and exposed stone wall

Ensuite Shower Room (3.64 m²) with shower and handbasin

Toilet (1.74 m²)

Bedroom 3 (11 m²)

Bedroom 4 (11.56 m²)

Family Bathroom (11.62 m²) with shower, bath, double hand basin

Toilet (1.30 m²)

Outside

Drive up to house from quiet country road.

Beautifully landscaped grounds with a variety of mature trees and bushes

Garage

Building with 2 rooms, already equipped with water and electricity as well as windows and glazed door.

Huge covered terrace at the front of the house from which to enjoy the country views

To note that the septic tank/microstation is conform to current regulations

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

LOCAL TAXES

Taxe foncière: **600 EUR**

Taxe habitation: **EUR**

NOTES