



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6336

• House - Lauzun •



## DETAILS

**Land surface:** 32980 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

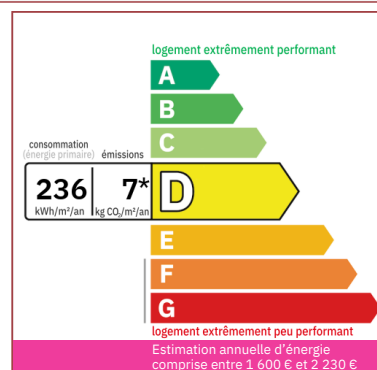
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Secluded country property bordering a rural lane. Calm and absolute tranquility. Entirely renovated house and outbuildings. Land of 3.2ha with trees. Rare product!

200 m<sup>2</sup> living

32 980 m<sup>2</sup>

- Castillonnes -

12 Place Jasmin

47330 Castillonnes

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Price fees included

419 548 €

Agency fees: 4,9 % VAT included\*

Price without fees: 400 000 €

\*The agency fees are entirely at the cost of the purchaser





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## • Description ref n°6336 •

Old house of approximately 200m<sup>2</sup> on the ground having been the subject of a complete renovation including:

- equipped kitchen - Dining room of 45m<sup>2</sup> approx. with wood burning stove, patio doors, window
  - a scullery/laundry room with electric hot water tank, sink, window, disconnected Chapee boiler
  - small living room / office of around 18m<sup>2</sup> with French window,
  - a large room of approximately 47m<sup>2</sup> (note that the false ceiling will be completely painted), for use as a living room and office area, with attic wood stove accessible by hatch, (floor insulation)
  - 3 bedrooms of 18m<sup>2</sup> with French windows,
- A corridor leading to:
- a bathroom of approximately 9m<sup>2</sup> with walk-in shower, bath and basin, tilt-and-turn window,
  - a separate toilet,

Various :

- PVC double glazing joinery
- Fiber cement roof covered with tiles.
- non-compliant individual sanitation

Hangar of 113m<sup>2</sup> with lean-to (gym), concrete floor. Independent garage.

Location in the countryside isolated from any neighborhood. House located in the middle of its raised ground and meadow.

Ideal lover of great tranquility.

