



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6741

• House - Lauzun •



DETAILS

Land surface: 274 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Everything in the sewer

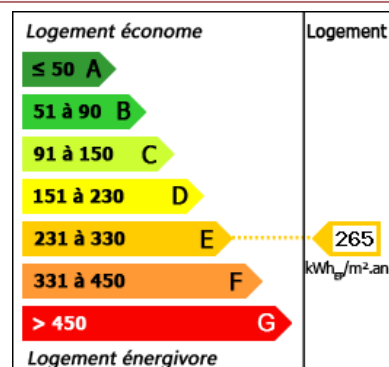
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: No

Built: Not specified



Located in the heart of the thriving village of Lauzun, tastefully renovated, benefiting from four bedrooms, stone pigeonier and large courtyard garden.

142 m² living

274 m²

- Issigeac -
Grand Rue

24560 Issigeac

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Price fees included

265 000 €

Agency fees: 6 % VAT included*

Price without fees: 250 000 €

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



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• Description ref n°6741 •

This elegant village house is ideally located in the heart of a village with shops within walking distance.

Arranged on two levels and perfectly restored, this charming stone house benefits from double glazed windows and electric radiateurs throughout the property with travertine floor tiles on the ground floor.

The accommodation comprises of
Dining room of 20 m² leading to a
light filled Sitting room of 23 M² with glazed doors leading onto the garden and courtyard.
Pellet burner.

fitted welcoming kitchen of 19 m²
With plenty of storage and worktop.

Laundry room, - 3,50 M²
Bathroom - 7M²
Garage/workshop - 16 M²

Wooden staircase leading to the first floor and landing - 13 M²

The upstairs benefits from wooden floorboards throughout.

Master bedroom with fitted cupboards and with ensuite shower room

Bedrooms 2 - 18 M² 3 - 19 M² 4 - 23 M²

Family shower room with shower, wash hand basin and WC

Attic space with scope for further renovation.

The house benefits from electric heating, pellet stove, mains drainage and double glazing throughout.
Outside there is a lovely courtyard and garden.
Stone Pigeonnier with potentiel for further renovation.

Lauzun is a vibrant village 10 minutes from Eymet and less than half an hour from Bergerac.

