



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6752

• House - Lauzun •



## DETAILS

**Land surface:** 19 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Pompe à chaleur et cheminées

**Drainage/sewage:** Everything in the sewer

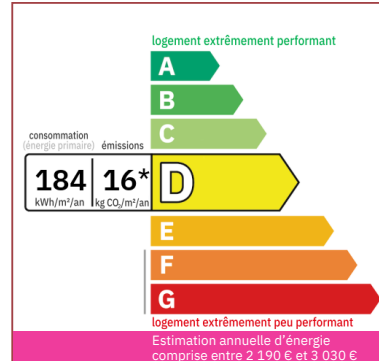
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Large village house with terrace, located in the heart of a thriving village. Beautiful light living spaces. Quality renovation. 3 bedrooms- 3 bathrooms. Shops and restaurants within walking distance.

207 m<sup>2</sup> living

19 m<sup>2</sup>

- Issigeac -  
Grand Rue

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Price fees included

283 000 €

Agency fees: 6,8 % VAT included\*

Price without fees: 265 000 €

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





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## • Description ref n°6752 •

Elegant, light and bright village property, ideally located in the heart of a village. Benefiting from outside space.

Beautifully renovated and decorated to an extremely high standard and arranged over 2 levels.

The house offers a large entrance hallway, a magnificent and spacious sitting room/dining area- 40m<sup>2</sup> with parquet floor and fireplace.

This leads into the beautiful fitted kitchen - 15m<sup>2</sup>- with central island with granite work tops, a 'pocket' hidden sliding door opening onto the 19m<sup>2</sup> terrace

Laundry room, - 7.50m<sup>2</sup>.

Shower room with WC and basin.

2nd dining room or summer living room also with 'pocket sliding' door leading to the terrace.

Workshop on 2 levels.( 43m<sup>2</sup>)

Gorgeous original wooden staircase leading to the first floor and the landing /office space - 14m<sup>2</sup>.

1st bedroom - the master suite with bedroom - 26m<sup>2</sup> with ensuite bathroom - 8m<sup>2</sup> with WC, dressing room - 9m<sup>2</sup>

Bedrooms n°2- 14m<sup>2</sup> and bedroom n°3- 24m<sup>2</sup> both with parquet flooring and a shower room with WC. Attic.



Lauzun, with its many amenities, just 10 minutes from th

