



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6839

• House - Lauzun •



## DETAILS

**Land surface:** 6203 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Pit all waters

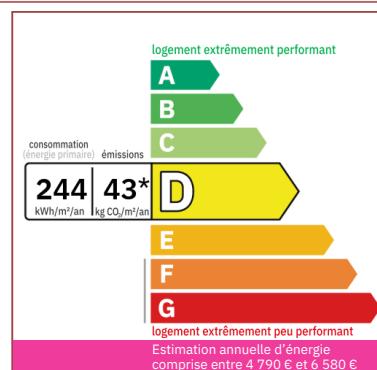
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1742



Former 18th century hunting lodge on the edge of a medieval village. Shops within walking distance. 4 -5 bedrooms, 4 bathrooms. Beautiful large reception rooms. Swimming pool. Very pretty enclosed garden. South of Bergerac

336 m<sup>2</sup> living

6 203 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

695 000 €

Agency fees: 3,9 % VAT included\*

Price without fees: 669 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°6839 •

Superb property with large garden reception rooms on the ground floor with high ceilings, attractive parquet flooring...

French windows opening onto the terrace and magnificent wooded garden.

Large fitted kitchen and dining room.

A library- 2<sup>nd</sup> sitting room with access to the wine cellar, and a study/ bedroom on the ground floor with adjoining shower room with shower, washbasins and WC- laundry room; Boiler room/ Workshop. 2<sup>nd</sup> entrance with storage

Wooden staircase leading to the first floor and a spacious landing, this level offering parquet flooring and exposed beams and 4 large bedrooms including

A spacious master suite with dressing room and en-suite shower room - double basins, wc and Italian shower, 2 further bedrooms share the family bathroom, (shower, bath, basin and wc with their shower room and wc, and a large family bathroom, this level also offers a games room - gym which could be used in the future as an additional bedroom completing this floor.

The property offers a double garage and a workshop/boiler room.

A covered terrace with summer kitchen and WC room

An enclosed 12m x 5m swimming pool with 2023 liner and telescopic cover, terrace and shower.

Magnificent fenced garden of 6203 m2 with mature trees, well, greenhouse and shed.

Electric gates

2<sup>nd</sup> terrace on east side Oil-fired central heating

The house comprises approximately 336m2 of living space

Ground floor

Entrance hall of 17 m2 with beautiful 'Point de Hongrie' parquet flooring

Living room of 35m2 with parquet floor and double French windows opening onto the terrace and garden

Fitted kitchen of 18m2 opening onto

Dining room - 20m2 with views over the garden - tiled

