



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1194

• House - Lauzun •



## DETAILS

**Land surface:** 1.1 ha

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** bois et pompe à chaleur et électricité

**Drainage/sewage:** Pit all waters

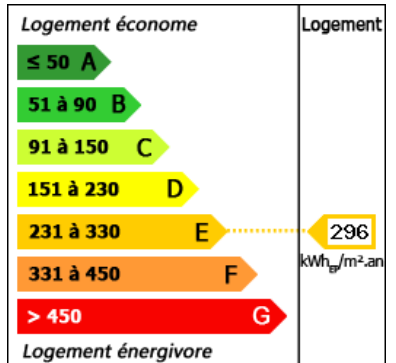
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



Old house situated at the end of a small road in a rustic environment, quiet without being totally isolated on more than one ha adjoining, with an orchard, more dependence on non-en-suite.

115 m<sup>2</sup> living

11 000 m<sup>2</sup>

- Eymet -

1 Place Gambetta

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Price fees included

192 000 €

Agency fees: 6,7 % VAT included\*

Price without fees: 180 000 €

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



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## • Description ref n°1194 •

House renovated in the last 10 years, requiring some finishing works, but living in the state at the heart of a quiet 10 min. de Lauzun

Warm interior (many of the elements, wood), comprising :

stay/kitchen of 40m<sup>2</sup> ground floor, 2 doors access to garden, double glazed windows, anti break-in fireplace insert and electric radiators and air conditioning reversible

lounge of 25.5m<sup>2</sup> ground parking, door access to garden, reversible air conditioning

room of 12m<sup>2</sup> with toilet and shower, ground floor, electric radiator

hallway with staircase leading to converted roof space with large room /bedroom of 30m<sup>2</sup> plus bathroom of 9m<sup>2</sup> with bath and shower and wc

Dependence on non-adjoining (building bricks and breeze blocks), consisting of 2 rooms of 21m<sup>2</sup> and 56m<sup>2</sup> with windows . Professional project possible

Unfenced land with a well with orchard with open views over the surrounding countryside

The essential work of large and the second work (roof, electricity, heating, carpentry, soil ) has been carried out as well as rehabilitation of sanitation in 2008/2009.

