



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5141

• House - Lauzun •



## DETAILS

**Land surface:** 7000 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Fuel oil

**Drainage/sewage:** Pit all waters

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified

Logement économe

≤ 50 **A**

51 à 90 **B**

91 à 150 **C**

151 à 230 **D**

231 à 330 **E**

331 à 450 **F**

> 450 **G**

Logement énergivore

DPE en cours

Set in stone is full of history located in the beautiful countryside of the Lot et Garonne, a few min from Lauzun. House renovated in 2000, beautiful outbuilding and shed, garden in the natural with orchard

155 m<sup>2</sup> living

7 000 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

275 600 €

Agency fees: 6 % VAT included\*

Price without fees: 260 000 €

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



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## • Description ref n°5141 •

House very old (likely origin: old monastery) has been the subject of a renovation and reconstruction at the beginning of the years 2000, comprising a living area of approximately 155m<sup>2</sup> with rez of roadway entry 6.8m<sup>2</sup> with closet, a separate toilet with window, bathroom of 6.6m<sup>2</sup> (bath, shower, double basin) with window, a large kitchen, family 25.5m<sup>2</sup> fitted (elements oak), bay aluminum giving on a terrace sheltered with a beautiful unobstructed view on the surrounding countryside, living room of 35m<sup>2</sup> with its imposing fireplace with wood burning stove, wall cupboard, big room of 25m<sup>2</sup>, ground floor; a shower room of 3m<sup>2</sup> with window, a room (office) of 18m<sup>2</sup>, very pretty decorative fireplace. The floor (old bridges constructed) : 2 bedrooms 20 and 15 m<sup>2</sup> with a window and a skylight.

cellar under the entire house plus a room independent

In front of the house a second stone building also very old 2 levels of 60m<sup>2</sup> each. (Structural work and roof in good state) offers very nice opportunities with an old oven also in good condition. Discounts on the side

Furthest from the house is a large hangar built on the foundations of an old stone building with a surface area of approximately 300m<sup>2</sup> floor including a closed workshop (concrete block) and canopy extension.

Garden natural with many trees and shrubs more orchard (many varieties of fruit trees), vegetable garden. 2 access with portals, including a portal electric

