



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5718

• House - Lauzun •

SOLD



## DETAILS

**Land surface:** 3.2 ha

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**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

Isolated country property on the edge of a rural road. Calm and absolute tranquility. House and outbuildings. Land of 3.2ha with trees.

150 m<sup>2</sup> living

32 000 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

154 000 €

Agency fees: 6,2 % VAT included\*

Price without fees: 145 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°5718 •

Old house approx. 200m<sup>2</sup> on the ground having undergone a complete renovation in the 60s / 70s including a terrace on the entire east facade

Dining room of 28.6m<sup>2</sup> approx. with fireplace, French window, a fitted kitchen to bring up to date of approx. 16.5m<sup>2</sup>, French window; 2 bedrooms of 18m<sup>2</sup> approx. each with 1 French window

On the west facade: a scullery of approx. 19.4m<sup>2</sup>. with electric hot water tank, window, wc, clearance of approx. 6m<sup>2</sup>, bathroom to update (bath, wc, bidet, sink) of approx. 9.3m<sup>2</sup>, 2 bedrooms of approx. 18m<sup>2</sup>. with windows.

On the north facade: an old garage of approx. 47m<sup>2</sup>. (cement floor); attic accessible by hatch, (floor insulation); fuel boiler

House with a beautiful volume, habitable as it is; with central heating.

All the joinery giving on the east facade has been changed (pvc joinery),

Electric panel recently redone.

House requiring complete modernization and work to allow better insulation (old joinery on the west facade, uninsulated walls, insulation of the attic to improve).

Fiber cement roof covered with tiles.

non-compliant individual sanitation

Hangar of 113m<sup>2</sup> with lean-to built about 25 years ago  
Fiber-cement roof, breeze-block walls (some cracks)

Independent garage

Location in the countryside isolated from any neighborhood. House located in the middle of its wooded and meadow land.

Ideal lover of great tranquility.

