



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6575

• House - Lauzun •



DETAILS

Land surface: 1.7 ha

Number of bedrooms: 6

Number of levels: 1

Type of heating: électrique, fuel

Drainage/sewage: Septic tank

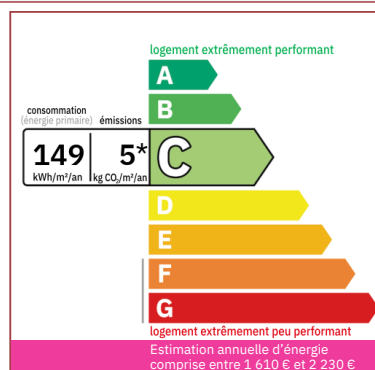
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified



Property located in the countryside in a quiet environment but close to amenities. 3 dwellings plus outbuildings on 1.8 ha in one piece.

Ideal tourist project

300 m² living

17 000 m²

- Eymet -

1 Place Gambetta

24500 Eymet

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Price fees included

598 500 €

Agency fees: 5 % VAT included*

Price without fees: 570 000 €

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



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This rural property is 5 minutes from Lauzun. It offers a property complex consisting of the old stone farmhouse to be renovated, a 1960s/70s single storey to be modernized and a very beautiful house built in the 2000s located in the middle of the land.

This property is ideal for anyone wishing to develop a project.

The Périgord-style family home was built on 3 levels of 170m² each.

It has a total basement used as a garage, workshop, cellar and other storage spaces.

The ground floor has a large terrace, a beautiful 12m² entrance hall leads on one side to the 12m² traditionally-inspired fitted kitchen, a large 53m² living / dining room with a fireplace. amenity, many openings giving it a beautiful light and in extension an open room for office use of 14 m²

The other side includes guest wc, a technical space (laundry) of 10m², 2 bedrooms of 15m² and 13.5m², a bathroom and a laundry room

From the hall a staircase provides access to the partially fitted upstairs, with a bedroom in the tower, a shower room and wc and a large convertible attic of over 70m²

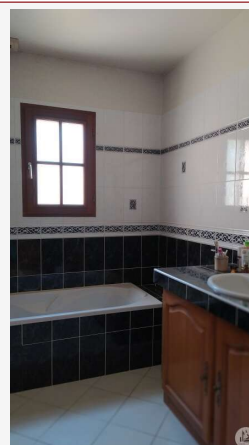
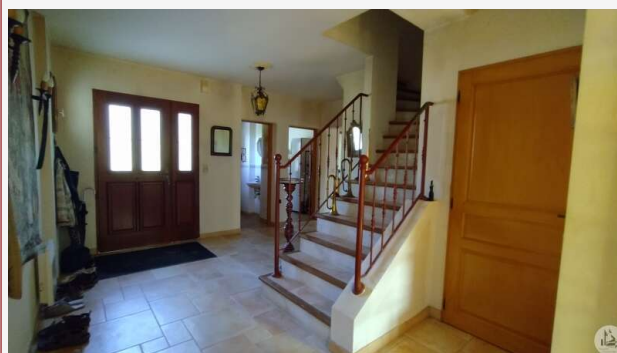
Well-made and comfortable house, with double glazing, electric heating, individual sanitation

The real estate diagnosis concluding that there is no indication of termite infestation and the absence of electrical faults

the second house located at the edge of the property is a single storey house of 85m² living space with a garage for one car on one side, hallway, living room of 25m² with fireplace, bay window opening onto a veranda, a kitchen of 9m², an office, 3 bedrooms, bathroom, boiler room (fuel heating).

The house is completely to bring up to date. Individual sanitation

The real estate diagnosis concluding with the DPE / GES F (241-71) annual energy costs estimated between 1860-2870€, absence of termite infestation index, absence of asbestos, electrical defects



Finally the 3rd main building: the old stone farmhouse, including a barn (roof redone), an old 3-room house and