Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7086 • House - Lauzun •



DETAILS

Land surface: 31363 m²

Number of bedrooms: 3

Number of levels: 2

Type of heating: Fuel oil

Drainage/sewage: Septic tank

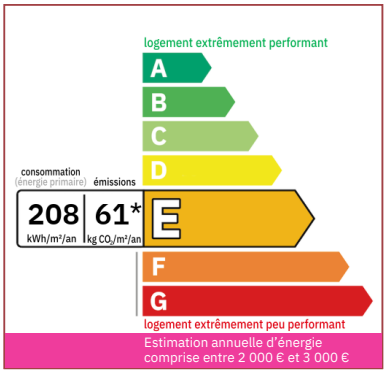
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: 1820



Character property close to the village of lauzun and the bastide town of Eymet, Dordogne. 3 hectares of grounds, stone outbuildings and swimming pool. Ideal equestrian facilities for horses

180 m² living

31 363 m²

Non-binding document

- Issigeac -
Grand Rue
24560 Issigeac
Tel : 05 53 58 68 26
issigeac@valadie-immobilier.com

Price fees included

460 000 €

Agency fees: 4,5 % VAT included*
Price without fees: 440 000 €

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

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• Description ref n°7086 •

A unique opportunity to purchase a stone property in a bucolique setting.



The airport and town of Bergerac is approx 40 minutes and about 1 1/2 hours from Bordeaux benefitting from international flights. Perfect for horses
Montessori primary school approx 9 kms

This charming stone property is approx 6 kms from the charming small town of Lauzun with shops and restaurants and 13 kms from the vibrant bastide village of Eymet.
There is a Montessori school located in Lougratte 10 minutes drive.

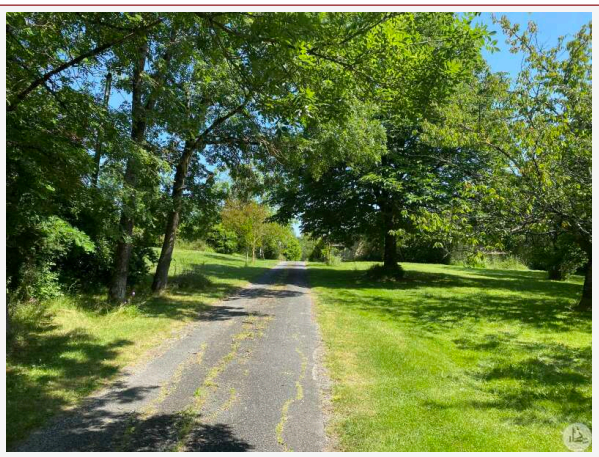


The property enjoys a secluded private and tranquil setting, nestled in the surrounding valley and at walking distance a lake and woodland offering a variety of walks and bike rides.

The house is served by its own private driveway at the end of a lane with surrounding orchards and fields



The house, which dates back to 19th century and has open views across the valley to the woods and hill beyond the lake. (The lake itself cannot be seen from the house) A large barn and old farm buildings, which include a cowshed/ workshop, two store rooms, a pigonnier and a bread oven, form the courtyard's west side. The pool-house and an artists studio are along its east side. The buildings have stone walls under canal-tiled roofs. The Courtyard features two covered au-vents for parking, the well, an ancient millstone, plus a mixture of lawns, mature trees and shrubs.



The covered terrace (6.56 x 3;54m) facing east onto the main garden to ponds, fields and woods and southwards, with oak beams, and benefiting from a tiled floor. Entry into the kitchen through glazed french door.
There is another open east-facing terrace (4.63 x 3.54 metres) which has tiled paving and access to the lawn in the north garden and to the main bedroom through another double glazed door.

There is a secondary, north-facing open terrace outside the corner of the house with paved surface and paved