



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7160

• House - Lauzun •



DETAILS

Land surface: 3702 m²

Number of bedrooms: 4

Number of levels: 0

Type of heating: Fuel oil

Drainage/sewage: Without

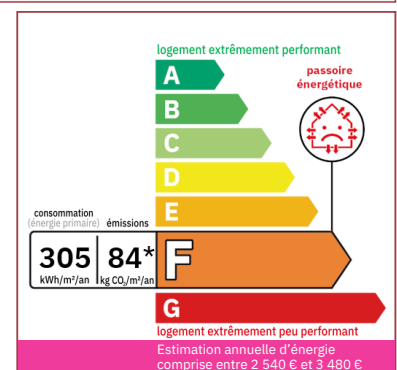
Swimming pool: No

Ground floor living: Yes

Work needed: Second work

Fireplace: Yes open hearth

Built: 1900



Stone house, plastered, of approximately 110m² with an adjoining habitable outbuilding of approximately 50m², a beautiful adjoining enclosed garden with trees, garage, shed and old chicken coop.

160 m² living

3 702 m²

- Castillonès -

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Price fees included

119 000 €

Agency fees: 8,2 % VAT included*

Price without fees: 110 000 €

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



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Two adjoining dwelling houses comprising:

- for the first: kitchen (25.8m²) with sink, functional open fireplace and French window opening onto the terrace, living/dining room (27m²), pantry-boiler room (5.2m²), hall (approx. 11m²) serving a toilet independent, a shower room (4m²) with walk-in shower, basin, bidet, washing machine; a first bedroom (12.2m²) with cupboards, parquet floor, a second bedroom (21.6m²) with 3 steps to access it, parquet floor; access door to the vaulted cellar, clay floor (approximately 13m²) which also has a door leading to the outside; wooden staircase leading to the attic.

- for the second: entrance hall (16.4m²), kitchen with open fireplace and sink (12.7m²), bedroom 1 with parquet floor (9.8m²), bedroom 2 with parquet floor (10.1m²).

Possibility at the end of the corridor to create a shower room with W.C, old wood stove flue in the corridor and before from this hall you could communicate with house 1 (access in the large bedroom).

Detached garage with water, electricity, insulated, concrete floor; wooden shed and brick building (former chicken coop, rabbit hutches).

Various :

- oil central heating in house 1 (CHAPPEE)
- there is a well in the garden (but water supply for the house)
- House 1: wooden double glazing in the kitchen and PVC in the living room, otherwise single wooden glazing.
- House 2, 1960s: single wooden glazing.

