



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7160

• House - Lauzun •



## DETAILS

**Land surface:** 3702 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Without

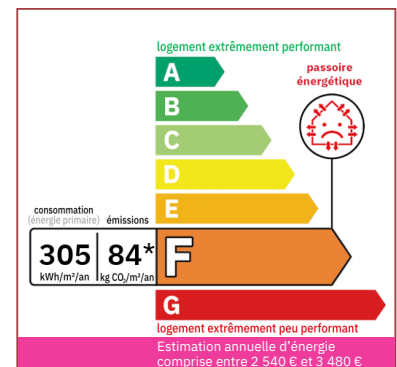
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** 1900



Stone house, plastered, of approximately 110m<sup>2</sup> with an adjoining habitable outbuilding of approximately 50m<sup>2</sup>, a beautiful adjoining enclosed garden with trees, garage, shed and old chicken coop.

160 m<sup>2</sup> living

3 702 m<sup>2</sup>

- Castillonès -

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Price fees included

129 000 €

Agency fees: 7,5 % VAT included\*

Price without fees: 120 000 €

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



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## • Description ref n°7160 •

Two adjoining dwelling houses comprising:

- for the first: kitchen (25.8m<sup>2</sup>) with sink, functional open fireplace and French window opening onto the terrace, living/dining room (27m<sup>2</sup>), pantry-boiler room (5.2m<sup>2</sup>), hall (approx. 11m<sup>2</sup>) serving a toilet independent, a shower room (4m<sup>2</sup>) with walk-in shower, basin, bidet, washing machine; a first bedroom (12.2m<sup>2</sup>) with cupboards, parquet floor, a second bedroom (21.6m<sup>2</sup>) with 3 steps to access it, parquet floor; access door to the vaulted cellar, clay floor (approximately 13m<sup>2</sup>) which also has a door leading to the outside; wooden staircase leading to the attic.

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

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.

