



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7181

• House - Lauzun •

EXCLUSIVE



DETAILS

Land surface: 2700 m²

Number of bedrooms: 4

Number of levels: 0

Type of heating: Wood + Electric

Drainage/sewage: Pit all waters

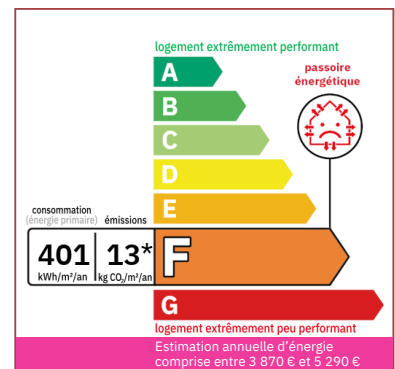
Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



Pretty stone village house available. living on one level with a large, very pleasant covered terrace with its natural private garden, all in a charming, very quiet environment. To have!

124 m² living

2 700 m²

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

249 000 €

Agency fees: 6 % VAT included*

Price without fees: 235 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°7181 •

Old stone house in perfect condition offering a privileged living environment, private without being isolated.

Housing located in a hamlet/village where life is good. Peaceful environment in the heart of a green countryside a few km from the villages of Eymet, Lauzun and Castillonès.

Designation:

Entrance/corridor of 8.5m², one window, tiled floor, 2 cupboards

The bright 42m² living room/kitchen is the heart of the house with its fireplace equipped with an efficient wood stove (jotul), its large bay window opens onto a covered terrace of great interest in the summer. The space devoted to the kitchen occupies 7m² but it is cleverly fitted out and equipped which makes this contemporary style kitchen very functional.

2 rooms of 10m² and 14.5m², accessible from the living room, have several uses depending on needs (bedrooms, living room, office, etc.)

The corridor also leads to a 12.5m² bedroom with an old built-in cupboard (good ceiling height); a bathroom/wc of 8m², a technical room (electric boiler, cumulus); a 3m² shower room/wc; a second entrance and another bedroom of 16m²

The covered terrace offers a real additional living space of more than 60m² with an external staircase leading to the attic used as a large storage space (insulation placed on the ground)

A lean-to/carport

An individual workshop of 17m²

A pyre

The very pleasant private garden offers a surface area of approximately 2600m² landscaped in a natural spirit. Decorated with flowerbeds around the house, presence of 1 well with pump. A slightly wilder part at the bottom of the plot on the edge of fields and a listed 12th century church make this place a haven of peace. (located in the historic monument protection zone)

2023 property tax of €816



Individual sanitation (redone 7/8 years ago)