



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7308

• House - Lauzun •



## DETAILS

**Land surface:** 8 ha

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

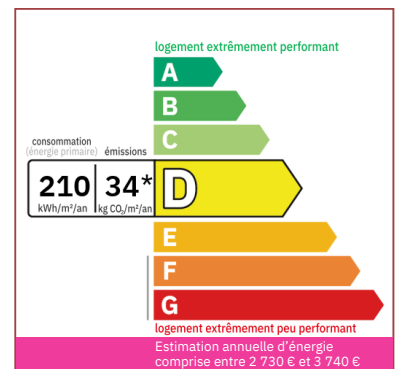
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1850



7 km south of Eymet, 30 km from Bergerac. At the end of a path, a property consisting of a stone house in perfect condition, a swimming pool, training track, a stable with 4 boxes and 8 ha of land.

190 m<sup>2</sup> living

80 000 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial  
Tel : 06 15 61 55 37

<https://valadie-immobilier.com>  
thibaut@valadie-immobilier.com

Price fees included  
**499 000 €**

Agency fees: 6 % VAT included\*  
Price without fees: 470 800 €

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



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## • Description ref n°7308 •

Charming equestrian property not overlooked located at the end of its path consisting of a completely renovated stone house. We enter a living room of 56 m<sup>2</sup> with stone walls and terracotta tiles on the floor with a lovely view of the swimming pool, a corridor leads to a bedroom of 12m<sup>2</sup>, a bathroom with shower, bathtub, toilet and the kitchen of 32 m<sup>2</sup> equipped with a central island; we access the hallway upstairs and two bedrooms of 16 m<sup>2</sup> each

From the large glass door of the kitchen on the south side we access the awning covering a terrace of 72 m<sup>2</sup> with a view of the training track and meadows. This terrace gives access to the fourth bedroom of 18 m<sup>2</sup> with en suite a shower room and toilet of 9m<sup>2</sup> and to the garage of 30 m<sup>2</sup>. A pretty enclosed pleasure garden surrounds the awning and includes a 10X5 m salt water swimming pool with pool house liner and a 39 m<sup>2</sup> tiled terrace adjoining the swimming pool

A 280 m<sup>2</sup> wooden frame and cladding building / stable equipped with 3 boxes with automatic waterers (20, 25 and 25 m<sup>5</sup>) a farriery, a tack room, hayloft, and various rooms

The land bordered by a large hedge is flat and fully fenced to form 8 paddocks which include a 650m training track

In the construction project by the ARKOLIA company on plots 683 and 684, a metal building which will receive 1600 m<sup>2</sup> photovoltaic panels (60mX 26.5 m) planned to be used as a riding school or other project

a 30-year emphyteutic lease years

the earthworks and the cladding will be 6000 euros more at the buyer's expense

