



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7370

• House - Lauzun •



## DETAILS

**Land surface:** 1000 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

2km from the centre of Lauzun, pretty stone house with 3 bedrooms, 2 shower rooms, terrace, balcony, garage, carport and garden opposite.

130 m<sup>2</sup> living

1 000 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

176 550 €

Agency fees: 7 % VAT included\*

Price without fees: 165 000 €

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





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## • Description ref n°7370 •

Dwelling house comprising:

- kitchen (11m<sup>2</sup>),
- living room with wood stove (18.5m<sup>2</sup>),
- dining room opening onto terrace (approx. 13m<sup>2</sup>) with door opening onto the terrace,

Upstairs:

- landing (10.3m<sup>2</sup>),
- bedroom 1 with parquet flooring and double glazing (14.6m<sup>2</sup>),
- bedroom 2 (approx. 16.5m<sup>2</sup>),
- a bathroom with toilet, bidet and sink (approx. 6m<sup>2</sup>),
- a third bedroom (13.6m<sup>2</sup>) with shower room (3.5m<sup>2</sup>) and dressing room.

Garage (approx. 45m<sup>2</sup> with water heater and washing machine).

Non-adjoining land with septic tank and carport.

Miscellaneous:

- single glazing wood, some joinery in double glazing
- wood stove and electric radiators
- individual sanitation NC
- Secondary residence currently so the property is sold

