



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7370

• House - Lauzun •



DETAILS

Land surface: 1000 m²

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 m² living

1 000 m²

- Castillonnes -

12 Place Jasmin

47330 Castillonnes

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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Dwelling house comprising:

- kitchen (11m²),
- living room with wood stove (18.5m²),
- dining room opening onto terrace (approx. 13m²) with door opening onto the terrace,

Upstairs:

- landing (10.3m²),
- bedroom 1 with parquet flooring and double glazing (14.6m²),
- bedroom 2 (approx. 16.5m²),
- a bathroom with toilet, bidet and sink (approx. 6m²),
- a third bedroom (13.6m²) with shower room (3.5m²) and dressing room.

Garage (approx. 45m² 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

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