

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 7691

House - Lauzun •



## **DETAILS**

Land surface: 922 m<sup>2</sup>

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel oil

**Drainage/sewage:** Everything in the sewer

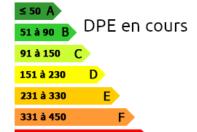
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: No

**Built:** Not specified



Logement énergivore

Charming 200 m<sup>2</sup> house with 4 bedrooms, two living rooms and a library room, on a plot of land with outbuildings (drying room, garage, workshop). Oil-fired central heating, beautiful authentic atmosphere with parquet flooring upstairs.

200 m<sup>2</sup> living

922 m<sup>2</sup>

- Castillonnès -12 Place Jasmin 47330 Castillonnès

Tel: 05 53 40 22 69 castillonnes@valadie-immobilier.com Price fees included

|49 000 €

Agency fees: 6,4 % VAT included\* Price without fees: 140 000 €

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

Non-binding document



## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7691 •

Ideal for a family or a renovation project!

Let yourself be charmed by this beautiful 200 m² house, combining charm and potential, located in a peaceful setting. Upon entering, a small, intimate living room welcomes you, followed by a second, spacious and welcoming living room. The sleeping area features a first bedroom and a second bedroom with an en-suite bathroom (shower, sink, toilet). A hallway with a staircase leads to the upper floor, where elegant parquet flooring adds character and authenticity.

Upstairs, a landing leads to a room dedicated to reading or an office, two beautiful, bright bedrooms, and a bathroom with a toilet and hot water tank.

Outside, a vast plot of land surrounds the house and offers numerous outbuildings: a former tobacco barn (12x6m), a stone garage, a workshop, and a storage area of nearly 20 m². Oil-fired central heating ensures the comfort of the house, with a tank located outside.

Ideal for a family or a renovation project, this charming home is just waiting for you to reveal its full potential. Come discover it today!









