



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7834

• House - Lauzun •



## DETAILS

**Land surface:** 3619 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** chauffage central granulés

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

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1850

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

Charming village house with a swimming pool and a separate guest room. Ideal for a tourist project or a large family home with high-quality amenities.

268 m<sup>2</sup> living

3 619 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

422 940 €

Agency fees: 6 % VAT included\*

Price without fees: 399 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7834 •

In the heart of a village, discover this house with authentic character, ideal for a B&B business or to accommodate a large family seeking tranquility.

The main part of the house offers a welcoming living room with an open kitchen (55.7m<sup>2</sup>), featuring a wood-burning stove, perfect for winter evenings. The adjoining dining room (16.8m<sup>2</sup>) extends the living space in a soft and welcoming atmosphere, also providing access to the other part of the house. A master bedroom (19m<sup>2</sup>) with an en-suite bathroom and dressing room (9.7m<sup>2</sup>) offers absolute comfort. There is also a separate toilet with a washbasin, as well as a second room, currently used as a bedroom (18m<sup>2</sup> - with outdoor access and the possibility of a bathroom in the dressing room, for example - an electric meter in the closet), and a convertible attic.

The other part of the house, ideal for guest rooms, for example, accessible via a separate entrance, has been designed to accommodate: a fully equipped kitchen (18.3m<sup>2</sup>), a dining room (18.9m<sup>2</sup>) with a non-functional fireplace (two French doors: one opening onto the terrace, the other onto the garden), a landing leading to a balcony, three bedrooms (16, 15.4, and 18.8m<sup>2</sup>), a bathroom (shower, bathtub, toilet, closet with a recent water heater (4 years old only for the upper floor), ventilation, electric towel dryer), and a shower room (12m<sup>2</sup> with sink and toilet, electric towel dryer).

Outside, an enclosed garden and a private terrace overlook a beautiful 8x4m salt-water pool with a shell (1.5m deep, under a ten-year warranty), ideal for cooling off in summer. A second terrace has a barbecue area. A cellar under the terrace, an old well with a pump (only for the garden), solar panels (for a water heater in the cellar - 3 years old), and a water collector enhance the features of this eco-friendly house.

All this in a quiet setting, close to amenities and popular tourist attractions.

A true haven of peace with great potential for profitability. Visit without delay!

