



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8158

• Apartment - Lauzun •



OPPORTUNITY

## DETAILS

**Land surface:** 60 m<sup>2</sup>

**Number of bedrooms:** 1

**Number of levels:** 1

**Type of heating:** Wood

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

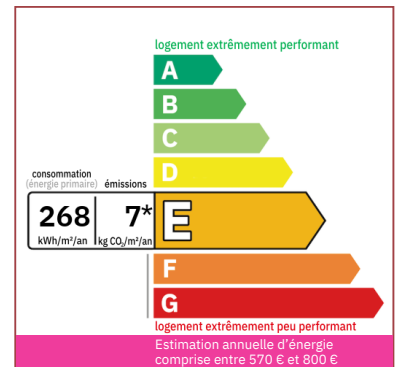
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



In the center of the picturesque little village of Lauzun, this pretty, renovated 55 m<sup>2</sup> townhouse is an ideal pied-à-terre.

At the rear, there is a small, easy-to-maintain garden with views of the château.

50 m<sup>2</sup> living

60 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

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Price fees included

79 700 €

Agency fees: 7,7 % VAT included\*

Price without fees: 74 000 €

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



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## • Description ref n°8158 •

The house is composed as follows:

On the ground floor, you will find a 17 m<sup>2</sup> kitchen-dining room, a 4 m<sup>2</sup> entrance hall leading to both a shower room and the garden.

The upper floor offers a superb, bright 22.5 m<sup>2</sup> bedroom and a 7.5 m<sup>2</sup> dressing room.

The house has undergone a high-quality renovation; however, a suitable heating system (wood or pellet stove) will need to be installed for optimal comfort.

- Chimney swept and ready for use.
- Partial double glazing
- Wooden flooring upstairs
- Roof in very good condition

