Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8651 • House - Lauzun •



DETAILS

Land surface: 12646 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Septic tank

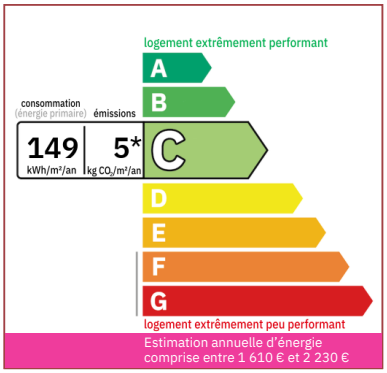
Swimming pool: No

Ground floor living: No

Work needed: Big work

Fireplace: Yes open hearth

Built: Not specified



Property located in the countryside in a quiet environment but close to amenities. Beautiful construction from the 2000s, plus outbuildings (old house, barn) Land of 1.2ha

240 m² living

12 646 m²

Non-binding document

- Eymet -
1 Place Gambetta
24500 Eymet
Tel : 05 53 22 53 80
eymet@valadie-immobilier.com

Price fees included

430 000 €

Agency fees: 4,9 % VAT included*
Price without fees: 410 000 €

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

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• Description ref n°8651 •

This rural property is 5 minutes from Lauzun. It offers a real estate complex composed of the old stone farm to be rehabilitated and a very beautiful family house built in the 2000s located in the middle of the land.

This property is ideal for those wishing to develop a project.

The Périgord style family house was built on 3 levels of 170m2 each.
It has a full basement used as a garage, workshop, cellar and other storage spaces.
The ground floor has a large terrace, a beautiful entrance hall of 12m2 serves on one side the traditionally inspired fitted kitchen of 12m2, a large living/dining room of 53 m2 with a fireplace of approval, numerous openings giving it beautiful light and as an extension an open room for office use of 14 m2
The other side includes guest toilet, a technical space (laundry) of 10m2, 2 bedrooms of 15m2 and 13.5m2, a bathroom and a laundry room
From the hall a staircase provides access to the partially fitted out floor, with a bedroom in the tower, a shower room and toilet and a large convertible attic of over 70m2

Well-made and comfortable house, with double glazing, electric heating, individual sanitation
The real estate diagnosis concluding that there was no indication of termite infestation and no electrical fault

The old traditional farm is to be restored. Barn (roof redone) adjoining the old house with 3 rooms and bathroom plus a lean-to located as an extension offering a stone ensemble allowing for beautiful projects
Individual sanitation to be redone
The real estate diagnosis concluding in the presence of indications of termite infestation and asbestos materials

The land is wooded with 1 pond.

Quiet location in the countryside without being isolated







