Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8866 • House - Lauzun •



DETAILS

Land surface: 1200 m²

Number of bedrooms: 6

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Everything in the sewer

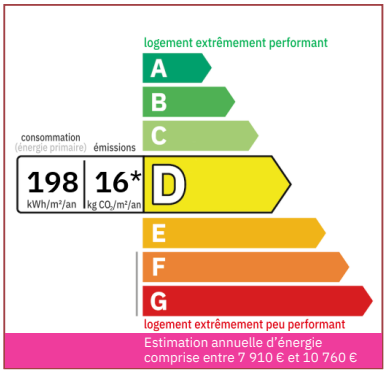
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: 1450



In Lauzun, a village with all shops and undeniable charm typical of Lot et Garonne not far from Eymet, a very beautiful property complex with a manor house of approximately 430 m2, 7 bedrooms, 3 bathrooms, dovecote,

430 m² living

1 200 m²

Non-binding document

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Price fees included

695 000 €

Agency fees: 3,7 % VAT included*
Price without fees: 670 000 €

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

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• Description ref n°8866 •

Former 16th-century stone priory in a village with outbuildings and a swimming pool on a 1285 sq m plot.



The main house, in a manor house style, offers approximately 430 sq m of living space and comprises:

*On the ground floor:

-An entrance hall with a pellet stove.

-A dining room with a fireplace.



-A fully equipped kitchen with a Stoves range cooker and a pantry.

-A vestibule with a separate toilet and washbasin, and double access to the cellar and first floor.

-A living room/library with a fireplace.

-A bedroom with a fireplace.

*Upstairs:



-A landing leading to a hallway.

-A master suite with a fireplace, a small sitting room, and a shower room with a toilet.

-Two bedrooms, one with a fireplace.

-A suite with a fireplace, a shower room with a walk-in shower, and a separate toilet.

-A dressing room.



-An attic suitable for conversion. The windows and doors are double-glazed wood.

Adjoining the house is a dovecote with:

-On the ground floor, two rooms.

-On the first floor, a bedroom and a shower room.

-On the second floor, a room that could be converted.

The outbuildings attached to the house consist of: