



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8889

• House - Lauzun •



## DETAILS

**Land surface:** 27666 m<sup>2</sup>

**Number of bedrooms:** 11

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

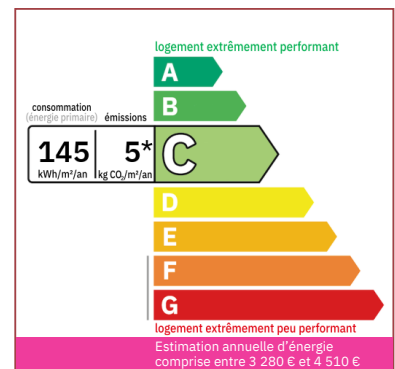
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1850



In the Lauzun area, in an idyllic setting, a beautiful property complex comprising a comfortable, single-story farmhouse with 7 bedrooms and a caretaker's cottage of approximately 100 sq m with a swimming pool and

410 m<sup>2</sup> living

27 666 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

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Price fees included

690 000 €

Agency fees: 5 % VAT included\*  
Price without fees: 657 200 €

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



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## • Description ref n°8889 •

Stone property with a guest house, outbuildings, and a swimming pool on 27,666 m<sup>2</sup> of land.

The main house, fully renovated and all on one level, offers approximately 310 m<sup>2</sup> of living space and comprises:

An entrance hall leading to a main living area of approximately 80 m<sup>2</sup> with an open-plan fitted kitchen/living/dining room and a wood-burning stove, four suites with en-suite shower rooms and toilets, a small sitting room, three bedrooms, a shower room, a separate toilet, and a laundry room.

Upstairs, there is a large attic suitable for conversion.

The windows are single and double-glazed wood.

Heating is provided by a dual electric heat pump system.

The guest house, requiring renovation and all on one level, offers approximately 100 m<sup>2</sup> of living space and comprises:

An entrance hall, a main living/dining room with a fireplace, a kitchen, three bedrooms, a veranda, a shower room, a laundry room, a pantry, and a toilet.

Adjoining the house is a garage with a boiler room (oil-fired).

The windows and doors are single-glazed wood.

The outbuildings include sheds, storage rooms, a garage, and cellars.

Outside, several covered terraces overlook a central courtyard and then a walled, wooded park with a chlorine swimming pool and paved deck.

Meadows and orchards.

Private septic system.

