



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8895

• House - Lauzun •



## DETAILS

**Land surface:** 8469 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

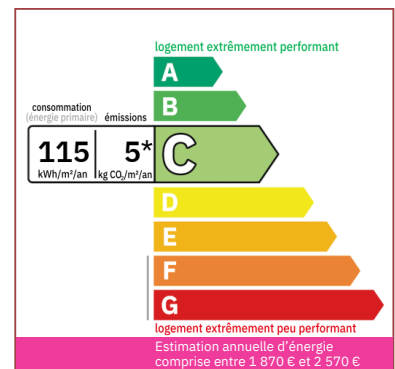
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** 1800



In the Lauzun area, in a beautiful hilly countryside, a charming renovated property of approximately 260 m<sup>2</sup> with 6 bedrooms, 5 bathrooms, a swimming pool and a barn on a plot of more than 8000 m<sup>2</sup>.

260 m<sup>2</sup> living

8 469 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

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Price fees included

495 000 €

Agency fees: 5 % VAT included\*  
Price without fees: 471 500 €

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



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## • Description ref n°8895 •

Stone property comprising two houses and outbuildings on a plot of 8,469 m<sup>2</sup>.

The main house, approximately 160 m<sup>2</sup> on one level, comprises:

An entrance hall, a fitted kitchen with a central island opening onto a dining room, a living room, a utility/boiler room (heat pump), a master suite with shower room and toilet, two bedrooms, and a bathroom with a shared toilet.

Upstairs, a large attic suitable for conversion.  
Both houses have double-glazed wooden windows.

The secondary house, approximately 102 m<sup>2</sup>, comprises:

On the ground floor, an entrance hall, a kitchen opening onto a dining room, a living room, and a suite with a bathroom and toilet.

Upstairs, two suites, each with a shower room and toilet.

Electric heating via radiators.

The outbuildings comprise:

- A barn with a concrete slab floor of approximately 200 m<sup>2</sup> (including a toilet)

- A workshop.

Outside, several covered terraces provide access to a central courtyard and then to a wooded park with a swimming pool and paved deck, as well as a well.

Individual wastewater treatment system.

Solar panels for hot water production.

