Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8895 • House - Lauzun •



DETAILS

Land surface: 8469 m²

Number of bedrooms: 6

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Septic tank

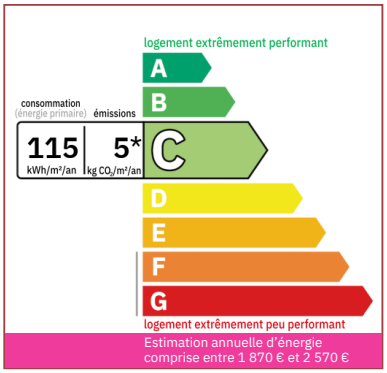
Swimming pool: Yes

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 m2 with 6 bedrooms, 5 bathrooms, a swimming pool and a barn on a plot of more than 8000 m2.

260 m² living

8 469 m²

Non-binding document

Thibaut Pricaz
Agent commercial
Tel : 06 15 61 55 37
https://valadie-immobilier.com
thibaut@valadie-immobilier.com

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°8895 •

Stone property comprising two houses and outbuildings on a plot of 8,469 m².

The main house, approximately 160 m² 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 m², 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 m² (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.







