Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8941 • House - Lauzun •



DETAILS

Land surface: 11117 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Clim reversible PAC et Poêle

Drainage/sewage: Pit all waters

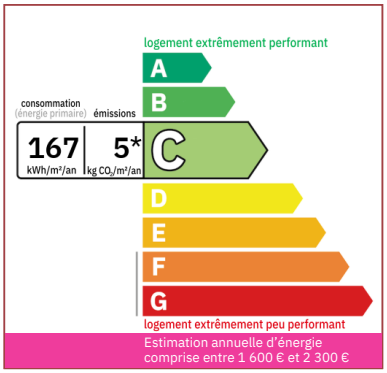
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Beautifully renovated Perigord-style property with barn and swimming pool, ideally situated close to the bastide town of Eymet and just 5 minutes from the village of Lauzun. South of Bergerac, Dordogne

162 m² living

11 117 m²

Non-binding document

- Issigeac -
Grand Rue
24560 Issigeac
Tel : 05 53 58 68 26
issigeac@valadie-immobilier.com

Price fees included

599 999 €

Agency fees: 5,3 % VAT included*
Price without fees: 569 999 €

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

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• Description ref n°8941 •

Authenticity and high-end finishes define this superb fully renovated Perigord-style property, restored with remarkable attention to detail.

Blending period charm with modern comfort, the property showcases exceptional quality materials throughout, including travertine stone, solid oak flooring, traditional terracotta floor tiles and exposed beams.

A long driveway leads to the house and its barn, offering peace, privacy and a truly tranquil setting. Positioned within more than 1.65 hectares of grounds, the property enjoys beautiful countryside surroundings.

The ground floor offers a bright and flowing layout designed around the outdoor living spaces. The entrance opens onto a beautifully appointed kitchen and dining area of 46.23 m², which forms the true heart of the home.

The bespoke kitchen, created by a renowned high-end kitchen manufacturer, features a central island, range cooker, premium granite worktops, a traditional Belfast sink, integrated dishwasher and further quality fittings. The original terracotta tiled flooring adds considerable character and warmth.

A wooden staircase leads to the first floor.

Adjacent to the kitchen is a practical utility and pantry room with Belfast sink, together with a separate WC.

The 26.77 m² sitting room is warm and inviting, featuring solid oak flooring, exposed beams, an efficient wood-burning stove and reversible air conditioning. Wooden double-glazed doors open directly onto the terrace.

The principal suite provides a wonderful private space comprising:

- An entrance area with French doors opening onto a terrace
- A 16.43 m² bedroom with direct access to the garden and terrace
- A dressing area or study space with traditional terracotta tiled flooring
- An en-suite shower room with washbasin, walk-in Italian shower, heated towel rail and WC, finished with







