



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8978

• House - Lauzun •



DETAILS

Land surface: 10584 m²

Number of bedrooms: 5

Number of levels: 0

Type of heating: pompe a chaleur

Drainage/sewage: micro station

Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: No

Built: Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Modern single-storey house built in 2023, overlooking the countryside with amenities nearby. Stunning swimming pool made of Balinese stone. Triple garage and workshop.

219 m² living

10 584 m²

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

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Price fees included

682 500 €

Agency fees: 5 % VAT included*

Price without fees: 650 000 €

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



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• Description ref n°8978 •

Exceptional Contemporary Single-Story Home Built in 2023 with Swimming Pool, Triple Garage, and Countryside Views!

Just minutes from Lauzun, discover this superb contemporary single-story home built in 2023, offering approximately 219 m² of living space in a peaceful setting with magnificent unobstructed views of the countryside.

Set on over one hectare of southwest-facing land, this property perfectly combines tranquility, space, and proximity to amenities. Highly energy-efficient thanks to its excellent A energy rating, it offers modern features and remarkable living comfort.

From the moment you enter, you will be captivated by the bright and airy spaces. The nearly 74 m² living room benefits from excellent natural light and opens onto the outdoors. The fully equipped kitchen with high-end appliances is complemented by a pantry and a separate laundry room.

The sleeping area has been designed with everyone's comfort in mind. The master suite, approximately 28.3 sq m, features a dressing room of approximately 7.3 sq m, a private bathroom of approximately 6.4 sq m, and an office of approximately 12.3 sq m that could easily be converted into a fifth bedroom with its adjoining bathroom of approximately 4.2 sq m.

In a separate wing, three further bedrooms of 14.4, 13.9, and 15.3 sq m each have their own private bathroom and toilet, offering complete privacy for residents or guests.

Outside, a large terrace extends the living spaces thanks to sliding glass doors and invites you to fully enjoy the swimming pool and the verdant surroundings. The grounds also benefit from an integrated irrigation system for easy maintenance.

The outbuildings are a real asset, including a triple garage of 72 sq m and a workshop of 24 sq m. The garage roof also offers interesting potential for installing photovoltaic panels (subject to obtaining the necessary permits).

A rare property in this area, ideal for those seeking a

