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

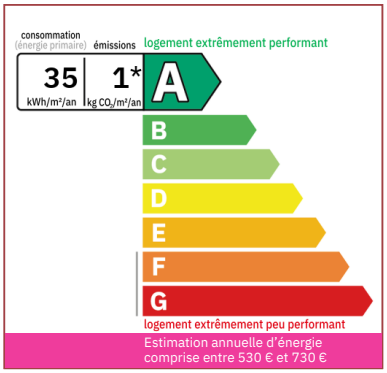
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: No

Built: Not specified



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

Non-binding document

- Castillonnès -
12 Place Jasmin
47330 Castillonnès
Tel : 05 53 40 22 69
castillonnes@valadie-immobilier.com

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 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 contemporary, spacious, and energy-efficient living







