Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9095 • House - Lauzun •



DETAILS

Land surface: 7195 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: FUEL + BOIS

Drainage/sewage: Septic tank

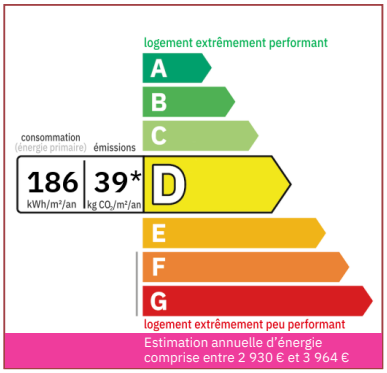
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



Stone house with no neighbors, 4 bedrooms, outbuildings, bucolic garden, pond, borehole, and solar panels. Peaceful setting, ideal for a green lifestyle or second home!

150 m² living

7 195 m²

Non-binding document

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

Price fees included

358 000 €

Agency fees: 5,3 % VAT included*
Price without fees: 340 000 €

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

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• Description ref n°9095 •

Detached stone house with outbuildings and land – peaceful and unspoiled setting

Located in the heart of nature, with no direct neighbors or overlooked views, this stone house offers a quiet and unspoiled living environment, ideal for those seeking tranquility or a second home.

The main house, a former 15th-century priory, comprises, on the ground floor, an entrance hall with cupboards (6.8m²), a separate toilet, a bathroom (6.7m²), a fitted kitchen with an oven and induction hob (25.5m²), a cozy living room with a wood-burning stove (28.7m²), two bedrooms with parquet floors (one 24.5m² and the other 17.5m², currently used as an office), and a shower room (2.9m²). Upstairs, a landing leads to two attic bedrooms with skylights (19.7m² and 14.3m²).

The property also has several outbuildings:
- two cellars with access from the rear of the house, with boiler, hot water tank, and fuel tank (47m²)
- a separate room with access from the side of the house (20.6m²), ideal for an artist's studio, for example.
- a furnace room with an aviary, a former enclosed chicken coop, and rabbit hutches, on two levels of 60m² each, with dirt floors on the ground floor and parquet floors upstairs.
- a semi-open shed (400m²) with a workshop,
- and a wooden chalet (built in 2023) with water and electricity (12m²).

Outside, the adjoining grounds feature a pleasant country-style park with a pond, a water harvesting system, a borehole to which several water points are connected at various points throughout the park, and photovoltaic panels (9 panels on the shed), allowing for more autonomous resource management.

There are also: cherry, pear, apple, plum, Mirabelle plum, nectarine, persimmon, blackcurrant, mulberry, gooseberry, and raspberry trees.

In short, a property full of potential, in a peaceful setting, with beautiful outdoor spaces and useful amenities for a green lifestyle.







