Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9172 • House - Lauzun •



DETAILS

Land surface: 3 ha

Number of bedrooms: 8

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

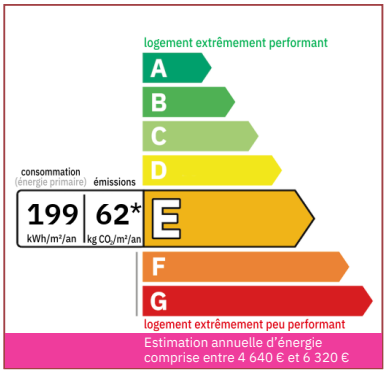
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: 1800



In the Lauzun area, in an idyllic setting surrounded by nature with no neighbors but not far from shops, charming stone property consisting of 2 houses totaling 260 m2 of living space with 8 bedrooms, 5 bathrooms, outbuildings, swimming

260 m² living

30 000 m²

Non-binding document

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Price fees included

381 600 €

Agency fees: 6 % VAT included*

Price without fees: 360 000 €

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

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• Description ref n°9172 •

Stone property with two houses, outbuildings, and a swimming pool on 30,840 m² of land.

The main house, approximately 185 m², comprises:

On the ground floor, an entrance hall leading to a kitchen/dining room with a pantry, a living room with a fireplace, two bedrooms, a shower room, and a separate toilet.

Upstairs, a landing leads to three bedrooms, two shower rooms with toilets, and an attic suitable for conversion.

The secondary house, approximately 75 m², comprises:

On the ground floor, a main room with an open-plan kitchen/living/dining room, and an en-suite bedroom with a shower room and toilet.

Upstairs, a landing leads to two bedrooms, a shower room with a toilet, and a separate toilet.

The outbuildings include:

- A wooden tobacco drying barn of approximately 80 m².

- A barn of approximately 200 m². - Cellars.

- Chicken coops, pigsties...

Outside, several terraces, including a covered one overlooking a central courtyard with parking space, and then a wooded park with a swimming pool (liner needs replacing) and its paved deck, as well as a pool house. Meadows and woods.

The windows and doors are double-glazed PVC.
The main house is heated by oil, while the secondary house has electric radiators.
The wastewater treatment system is individual, using septic tanks.







