



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9190

• House - Lauzun •



DETAILS

Land surface: 3126 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

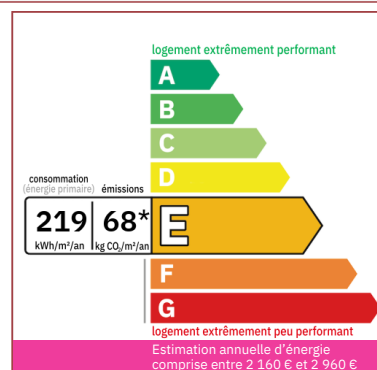
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified



A house offering generous living spaces, including 3 bedrooms, an adjoining barn with boiler room, a cellar and two wells, all offering great potential for development.

140 m² living

3 126 m²

- Castillonès -

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Price fees included

171 200 €

Agency fees: 7 % VAT included*

Price without fees: 160 000 €

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



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• Description ref n°9190 •

Charming house with attached barn and two wells

Discover this house with great potential, ideal for a primary residence, vacation home, or investment property.

The house comprises, on the ground floor, an entrance hall (11.2 sq m), a living room with an open fireplace (24 sq m), a kitchen (24 sq m), a bedroom with parquet flooring (13.5 sq m), and a hallway (1 sq m) leading to a bathroom (6.7 sq m) and a separate WC.

Upstairs, a landing (10.6 sq m) leads to a second bedroom (24.2 sq m) on the left and a third bedroom on the right with an adjoining room that could be used as a dressing room or office (15 + 10 sq m). These rooms offer various layout possibilities to suit your needs.

The property also benefits from several outbuildings and desirable features:

An attached barn (67 sq m), including a boiler room (15 sq m); a room with an old bread oven (18.8 sq m); a cellar; and two wells, offering significant potential for water use on the property, one of which is fed by a spring.

This house presents excellent potential for renovation and personalization, with its spacious rooms and outbuildings, all within easy reach of amenities (10 minutes from Lauzun, 5 minutes from Miramont-de-Guyenne).

