



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9303

• House - Lauzun •



DETAILS

Land surface: 8007 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

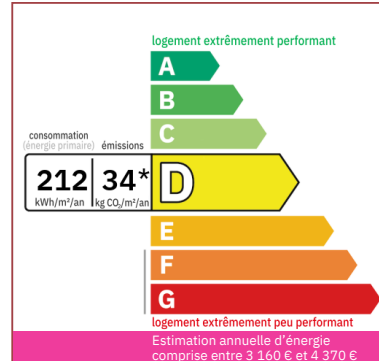
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Magnificent stone property comprising a main house, outbuildings, a studio/workshop, a cottage, covered terraces, enclosed grounds, a well and a swimming pool, close to amenities!

225 m² living

8 007 m²

- Castillonnes -

12 Place Jasmin

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Price fees included

540 600 €

Agency fees: 6 % VAT included*

Price without fees: 510 000 €

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



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• Description ref n°9303 •

Charming stone property with outbuildings, cottage, studio/workshop, and swimming pool

Full of charm and authenticity, this characterful stone property offers generous living spaces and exceptional versatility.

With its main house, numerous outbuildings, independent studio, and separate cottage, it offers a multitude of possibilities: primary residence, holiday home, or tourism business.

The main house

The ground floor comprises an entrance hall (14m²), a kitchen (32m²), a welcoming living room (32m²) with a wood-burning stove,

and a separate WC.

Upstairs, a landing (3m²) leads to three bedrooms (19m² + 7.5m²/10m²/14m² + 7.6m² dressing room + 7m² shower room), two of which have en-suite bathrooms for added comfort and privacy.

The property also features two covered terraces, ideal for enjoying outdoor living year-round. One room is equipped with a wood-burning stove (25.5 sq m), creating a cozy atmosphere on cooler days, while the other is furnished as a summer kitchen (28 sq m), perfect for al fresco dining and entertaining.

A cellar (32 sq m) completes the main house.

Outbuildings

The first outbuilding includes a storage room (14 sq m), a laundry room (18 sq m), and a spacious room of approximately 90 sq m, offering excellent potential for various uses, subject to obtaining the necessary permits.

An independent studio or workshop is also available, offering greater flexibility for creative activities, work, or additional accommodation, subject to obtaining the required permits (26.5 sq m).

The Independent Cottage

The independent cottage comprises a living room (30.4

