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

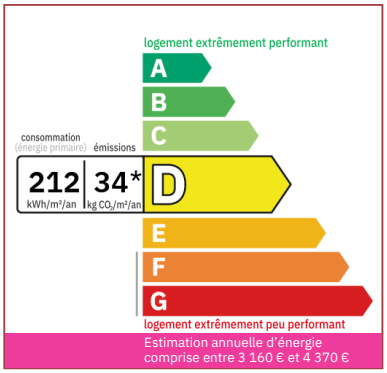
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Magnificent stone property comprising a main house, outbuildings, cottage, annex, studio/workshop, an enclosed gardens, swimming pool, well.
Close to a medieval village with amenities- South of Bergerac

225 m² living

8 007 m²

Non-binding document

- Issigeac -
Grand Rue
24560 Issigeac
Tel : 05 53 58 68 26
issigeac@valadie-immobilier.com

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. Separate WC.

Upstairs, accessed via the attractive staircase from the entrance hall, you will find three comfortable bedrooms.

The master bedroom, measuring approximately 22 m², benefits from its own adjoining shower room of around 7 m².



The second bedroom offers a sleeping area of approximately 9 m², complemented by a separate dressing room of 7 m² and its own private shower room of approximately 7 m².

A third bedroom of around 10 m² completes the sleeping accommodation.
For added comfort, two of the bedrooms are equipped with air conditioning



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