Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9414 • House - Lauzun •



DETAILS

Land surface: 850 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Bois + électrique + fuel

Drainage/sewage: Everything in the sewer

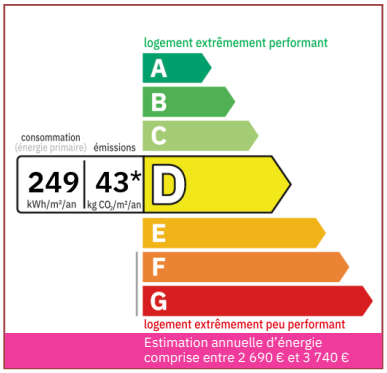
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1960



In the Lauzun area, in a residential district, charming house on a basement of approximately 110 M2 of living space with 3 bedrooms, 2 bathrooms and a garage on a garden of approximately 850 M2.

110 m² living

850 m²

Non-binding document

Thibaut Pricaz
Agent commercial
Tel : 06 15 61 55 37
https://valadie-immobilier.com
thibaut@valadie-immobilier.com

Price fees included

239 995 €

Agency fees: 6 % VAT included*
Price without fees: 226 410 €

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°9414 •

Recently renovated, solidly built detached house with 3 bedrooms, situated on a quiet street close to the countryside, yet only a 4-minute walk from the charming village of Lauzun with its cafes, butchers, bakeries, pharmacies, village shops, tobacconists, banks, and weekly market on Saturday mornings. The property features double glazing with electric and manual shutters, oil-fired central heating with a new condensing boiler installed in 2025, reversible air conditioning in the open-plan living/dining room, a wood-burning stove, and loft insulation. The electrical system has also been updated. The private driveway is accessed via a double electric gate. The ground floor comprises a garage/utility room, a third bedroom/second living room with access to a 25 m² south-west facing covered terrace with a secluded rear garden, a second shower room/WC, and an office currently used as a gym. The first floor comprises an entrance hall, an open-plan living/dining room with doors leading to the balcony, a modern fully equipped kitchen with a breakfast bar and built-in appliances, two bedrooms, a shower room, and a separate toilet with a washbasin. Outside, the garden is mostly lawned with numerous trees, shrubs, and hedges providing a private oasis. There are views to the rear of the house and garden, overlooking the countryside. Living area: 110 m². Garden: 850 m². Planning permission granted for a swimming pool in 2025.



