



Reference: 73124

*Only 5 minutes from Lauzun and all the shops, found at the end of a road*

**Price : 435 750 € F.A.I.**



**Habitable surface : 167 M<sup>2</sup>**

**Bedrooms : 4**

**Bathrooms : 3**

**Central Heating : Fuel/Woodburner**

**Taxe Foncière : 1 050 €**

**Land : 24 135 M<sup>2</sup>**

- Rural
- With Views
- Hamlet
- Prairie
- Pool
- heated Pool
- Outbuilding(s)
- Garage
- Fuel Heating
- Wood burner
- Mains Electricity
- Mains Water
- Septic Tank
- Telephone

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This beautiful property will enchant you on your arrival : a beautiful tree-lined driveway will take you to the heart of this stone ensemble where you will discover the magnificent views of the rolling countryside. A small gem in the Lot et Garonnaise hills, just 5 minutes from all the shops of the medieval village of Lauzun.

Are you looking for tranquility, rest and relaxation ? Then this property is for you !

The house of 167 m<sup>2</sup> comprises on the ground floor, living area :

- \* A kitchen (17.98 m<sup>2</sup>) : parquet floor, fully fitted and equipped kitchen (hotplate, built-in oven, built-in dishwasher), double door to the dining room, window + French window to covered terrace
- \* A dining room (23,20 m<sup>2</sup>) : quality carpeted flooring, wooden staircase leading to the 1st floor, door to living room
- \* A living room (24,73 m<sup>2</sup>) : quality carpeted flooring, old fireplace with wood stove
- \* A toilet (1.65 m<sup>2</sup>) : tiled floor, washbasin

Sleeping area :

- \* Bedroom 1 (18.74 m<sup>2</sup>) : tiled floor, window + French window to covered terrace
- \* Shower room / WC of bedroom 1 (2.99 m<sup>2</sup>): tiled floor, walk-in shower, sink, WC, window

First floor :

- \* Hallway (21.91 m<sup>2</sup>) : quality carpeted flooring, large cupboard, cupboard with hot water tank, 2 Velux
- \* Bedroom 2 (17.90 m<sup>2</sup>) : seagrass floor, storage cupboard
- \* Bedroom 3 (11.62 m<sup>2</sup>) : quality carpeted flooring
- \* A bathroom / WC (13.93 m<sup>2</sup>) : seagrass floor, hip bath, large shower, toilet, sink, window + Velux
- \* Bedroom 4 (10.70 m<sup>2</sup>) : quality carpeted flooring
- \* A shower room / WC (1.99 m<sup>2</sup>) : floating parquet floor, shower, washbasin, WC

This house enjoys great comfort and has many bonuses :

- \* Oil central heating
- \* Double glazed joinery
- \* Electricity and plumbing in good condition

Outside, a wonderful panorama : clear views extending over all sides !

Attached to the house, a garage (37.76 m<sup>2</sup>) : concrete and tiled floor, sink with cupboard, access to the cellar. A cellar in the basement.

At the front of the house, a fourth living area to enjoy during the six most beautiful months of the year : the covered terrace !!!

This 38.43 m<sup>2</sup> tiled "room", perfect place to host all your summer and mid-season meals.

At the back of the property, a swimming pool built 8 years ago, with a lovely terrace where you can profit from the lovely views, over the rolling countryside.

In addition, the owners have added a heat pump 5 years ago to profit in a longer seasonal use of the pool

The technical room of the swimming pool is located in a small room attached to the house.

You will also find a former pigsty, which has been converted into an outdoor toilet with a washbasin.

Independent, a beautiful stone barn of 160 m<sup>2</sup> : part hard earth floor and concrete for the second part with original cow cribs and feeders, mezzanine above the concrete part.

The roof of the barn has been completely redone to new with ten-year warranty, by a renowned local roofer craftsman.

A little further, a tobacco barn in very good condition (90 m<sup>2</sup>) : hard earth floor, frame and roof in very good condition (roof recently revised).

Two large sliding doors have been installed by a professional.

An open shed is also present on the property.

All these beautiful buildings are surrounded by 24 135 m<sup>2</sup> of land : not overlooked, a garden with trees (some fruit trees), a part also maintained by a farmer and beautiful flower beds.

A large part is also ideal for those with horses or other animals.

Everything is only 5 minutes from Lauzun, beautiful medieval village with shops (bakeries, supermarket, pharmacy, bars, restaurants, butcher ...) and a beautiful lake, ideal for picnics and walks.

We could talk for hours about this property, but the best solution is to come and visit as soon as possible you won't want to miss it !

Call us !





Logement économe	Logement
≤ 50 A	
51 à 90 B	
91 à 150 C	
151 à 230 D	
231 à 320 E	
321 à 450 F	
> 450 G	

Logement économe

Logement économe

Pour plus de détails :

Arcad' Immo



39 Place Gambetta

24500 Eymet

Tél : 05.53.27.14.34

Fax : 05.53.27.14.74

Email : [info@arcadimmo.com](mailto:info@arcadimmo.com)

## Horaires d'ouverture

<b>Lundi</b>	9h-12h30 / 13h30-19h
<b>Mardi</b>	9h-12h30 / 13h30-19h
<b>Mercredi</b>	9h-12h30 / 13h30-19h
<b>Jeudi</b>	9h-12h30 / 13h30-19h
<b>Vendredi</b>	9h-12h30 / 13h30-19h
<b>Samedi</b>	9h-12h30 / 13h30-19h
<b>Dimanche</b>	9h30-13h