



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7664

• House - Lauzun •



DETAILS

Land surface: 10467 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Septic tank

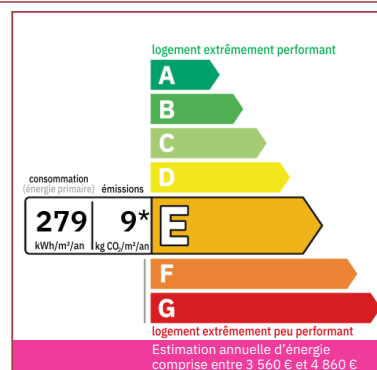
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: 1970



A few km from Eymet, 170 m² house with large volumes, four bedrooms, two bathrooms, swimming pool and double garage on land of more than one hectare... Ideal for a large family

170 m² living

10 467 m²

Pricaz Thibaut
Agent commercial

Tel : 06 15 61 55 37

<https://www.valadie-immobilier.com>
thibaut@valadie-immobilier.com

Price fees included

349 000 €

Agency fees: 6 % VAT included*
Price without fees: 329 245 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°7664 •

House on basement of 170 m² built in the 1970s on a plot of 10467 m².

This is composed of;

On the ground floor of a main living room / dining room of approximately 80 m² cathedral ceiling style of approximately 5m. high with fireplace, a kitchen of approximately 18 m², three bedrooms and two rooms with toilets.

Upstairs approximately 45 m² including a mezzanine and a space to be fitted out which can accommodate a fourth bedroom.

A basement ground serving as a double garage and cellar of approximately 80 m² is accessible for the main room of the house.

Outside a terrace protected by a canopy gives access to the land where there is a swimming pool of 8m. * 4m.

The sanitation system is individual by septic tank.

The roof is in good condition according to the owners.

The wooden frames are double glazed.

Electric heating.

