



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8370

• House - Lauzun •



DETAILS

Land surface: 2500 m²

Number of bedrooms: 7

Number of levels: 1

Type of heating: Without

Drainage/sewage: Everything in the sewer

Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Old residence located in the historic heart of a charming village. Family home to revive offering more than 300m² of living space with a beautiful mature garden

322 m² living

2 500 m²

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

Price fees included

296 000 €

Agency fees: 5,7 % VAT included*

Price without fees: 280 000 €

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



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• Description ref n°8370 •

House located in a beautiful setting in the heart of the village comprising two levels and, which is quite rare, a large shaded garden of over 2500m²

On the ground floor the house comprises:

A main entrance hall and hallway of 20m²

A living room of 21m² with fireplace

A study/library of 10.2m² with fireplace

A room of 11.6m² (small bedroom or other use)

A living room of 26m²

A dining room of 24m² (terrace, garden side), fireplace

The kitchen of 18m² with its pantry of 3m²

A second entrance via garage of 31m² (tiled floor)
individual toilets

Cellar

annex room of 28m²

The first floor is composed as follows:

a landing of 14m²

a bedroom of 28m², fireplace, with French window giving access to the garden

a bedroom of 22.5m² with fireplace

a bathroom of 12m² with bathtub, sink, bidet
wc

a bedroom of 24m² with fireplace

a bedroom of 15m² with fireplace

a bedroom of 11m²

a spare bedroom of 8.4m²

a large room of 48m² (current dormitory) which can have various uses (low ceiling)

The attic

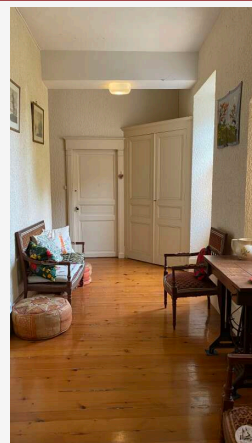
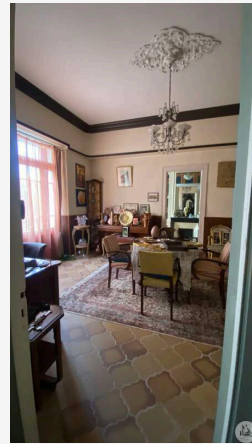
Outside the back of the house, garden side has several terraces and outbuildings (shed, glass roof), a garden shed/wood shed

well

a part of the garden is wooded, another has fruit trees

This house is not lacking in charm but the whole needs to be revived and modernized for more comfort (numerous fireplaces but no heating, large joinery but single glazing, beautiful high ceilings (plaster needs to be redone, toilets and kitchen need to be modernized...)

Mains drainage



Land from 1520€