



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8378

• House - Lauzun •



## DETAILS

**Land surface:** 254 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

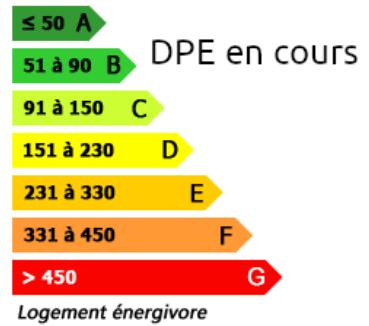
**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** Not specified

### Logement économe



### Logement énergivore

In the center of the village of Lauzun, at the foot of the castle and a stone's throw from the lake, come and discover this 145 m<sup>2</sup> house with 3 bedrooms, kitchen open to the dining room, living room, small garden of 110 m<sup>2</sup> and a

**145 m<sup>2</sup> living**

**254 m<sup>2</sup>**

Non-binding document

- Eymet -

1 Place Gambetta

24500 Eymet

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Price fees included

**199 000 €**

Agency fees: 5,9 % VAT included\*

Price without fees: 188 000 €

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



## • Description ref n°8378 •

This renovated old house offers generous volumes. The entrance is through a large kitchen opening onto the dining room, giving access to a windowless living room that could easily be converted into a shower room (with existing drainage and supply lines), as well as a toilet and a laundry room.

Upstairs, a wide hallway provides easy access and leads to three large bedrooms, a bathroom with a walk-in shower, and a separate toilet.

A 110 m<sup>2</sup> garden offers a direct view of the château and street access. A parking space can be added.

An adjoining workshop and an open-plan shed complete this property.

- Double glazing.
- Slab flooring
- Repaired roof
- Fiberglass
- Electric heating.

The house is composed as follows:

On the ground floor:

- A large kitchen-dining room (41 m<sup>2</sup>).
- A windowless living room (18 m<sup>2</sup>).
- A laundry room (7.5 m<sup>2</sup>).
- Toilet

Upstairs:

- Bedroom 1 (17m<sup>2</sup>)
- Bedroom 2 (15m<sup>2</sup>)
- Bedroom 3 (15m<sup>2</sup>)
- Hallway (18m<sup>2</sup>)
- Shower room (5m<sup>2</sup>)
- Toilet

