



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8378

• House - Lauzun •



DETAILS

Land surface: 254 m²

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

≤ 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

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 m² house with 3 bedrooms, kitchen open to the dining room, living room, small garden of 110 m² and a

145 m² living

254 m²

- Eymet -

1 Place Gambetta

24500 Eymet

Tel : 05 53 22 53 80

eymet@valadie-immobilier.com

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



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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 m² 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 m²).
- A windowless living room (18 m²).
- A laundry room (7.5 m²).
- Toilet

Upstairs:

- Bedroom 1 (17m²)
- Bedroom 2 (15m²)
- Bedroom 3 (15m²)
- Hallway (18m²)
- Shower room (5m²)
- Toilet

