

An exceptional townhouse beautifully renovated in the sought after village of Lauzun.

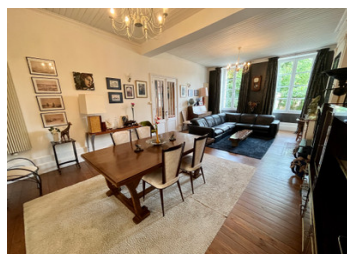


## INFORMATION

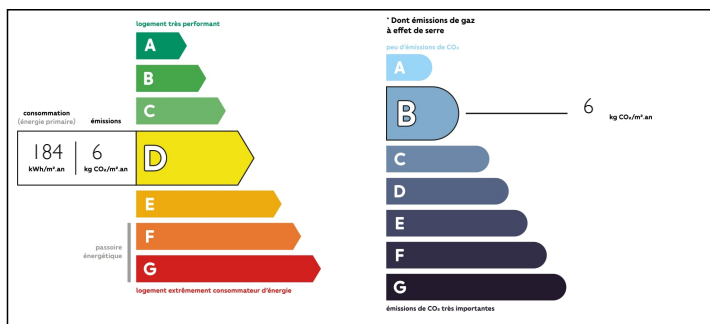
Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	3
Bath:	3
Floor:	235 m2
Plot Size:	19 m2

## IN BRIEF

This elegant stone property is situated within the popular town of Lauzun, walking distance to the cafes, bars, restaurants, boulangerie, bank & pharmacy. With a large open plan lounge, dining room & open access to the kitchen, the ground floor is filled with sunlight. The fully fitted kitchen, with built in appliances & a fabulous central island with granite worktops also leads out to the terrace where you can enjoy a coffee or a glass of wine. The property also benefits from a fantastic additional west facing summer/garden room with glass doors opening out onto the terrace plus a large utility room & downstairs WC. There are 3 spacious bedrooms set over 2 floors & a lovely mezzanine currently being utilised as a study. On the second floor is a large fully insulated loft, which could be converted into additional accommodation. The large workshop at the rear of the house set over...

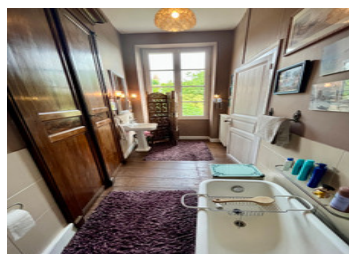
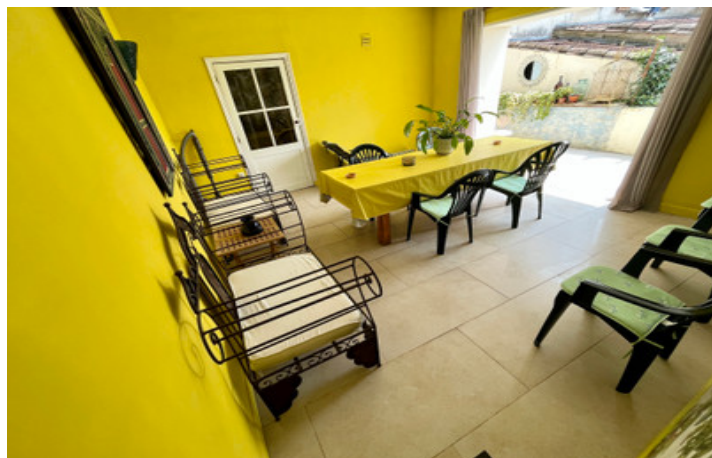


## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

### Ground Floor

- Hallway - (approx 4m2)
- exposed stone & tiled floors
- Living room/dining room - (approx 42m2)
- Open fire place
- Wooden floors
- Kitchen - (approx 17m2)
- fully fitted with granite worktops
- tiled floor
- doors to outside terrace
- Utilities - (approx 7m2)
- Fitted sink & cupboards
- Shower room / WC - (approx 3m2)
- Shower, sink & WC
- Lobby - (approx 1.5 m2)
- Dining / Sun room - (approx 17.5m2)
- Tiled floor & doors to outside terrace
- Workshop - (approx 22m2)
- wooden stairs to upper level.

### 1st floor

- Mezzanine / Study - (approx 14m2)
- Wooden floor
- Access to loft
- Master bedroom - (approx 25m2)
- Open fireplace
- Wooden floors
- Walk-in wardrobe - (approx 9m2)
- Ensuite Bathroom - (approx 6.5m2)
- Bath, sink, WC & cupboards
- Landing - (approx 6m2)
- Bedroom 2 - (approx 13m2)
- Wooden floors & reverse cycle air-con
- Shower room / WC - (approx 3m2)
- Shower, sink & WC
- Bedroom 3 - (approx 25m2)
- Wooden floors

### 2nd floor

Attic - (approx 99m2)

### Exterior

- Courtyard - (approx 19m2)
- Paved with access to kitchen and summer / dining room

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## NOTES