

Contemporary 4 bedroom villa all on one level, well established garden, situated in charming village



INFORMATION

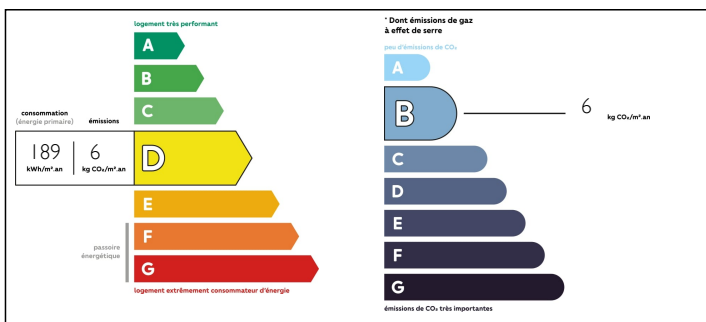
Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	110 m2
Plot Size:	1330 m2

IN BRIEF

Beautiful villa with all comforts built in 2004 comprising 4 bedrooms, 2 bathrooms, kitchen, dining room, lounge. The garden is a very well stocked oasis bursting with colour and is fully enclosed, to make the most of the seasons there are 4 paved terraces facing N, S, E and W, 2 of which are covered. Situated in a charming village with restaurant, convenience store and Sunday market. 6km from Lauzun, 5km from Castellones and 26km from Bergerac airport.



ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: **630 EUR**

NOTES

DESCRIPTION

With its enchanting garden, the house benefits from double glazing with PVC joinery, mosquito nets, roller shutters, 2 of which are electric, internet/FIBRE, electric radiator heating with Pilot Eco thermostat and a Godin 9.5 Kw wood-burning stove.

THE ROOMS

- + Living room (24.50 m²) with wood burner open onto
- + Dining room / Fitted kitchen (22.33m²) with glass doors opening onto one of the terraces.
- + Laundry room (7.24 m²) with WC
- + Bedroom 1 (11.15 m²) with storage, shower and washbasin (3 m²)
- + Corridor to night area (4 m²)
- + Bedroom 2 (11.35 m²)
- + Shower room (5.09 m²) with shower and washbasins
- + Bedroom 3 / Study (10.50 m²)
- + Bedroom 4 (9.38 m²)
- + WC (1.64 m²)

OUTSIDE

Garden well stocked with shrubs, trees and flowers with 4 paved/tiled terraces, 2 of which are covered Workshop (13.34 m²)

HIGHLIGHT

The garden is splendid!
The house is impeccably maintained

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>