

In the village of Lauzun, spacious 5 bed bungalow with large garden

EXCLUSIVE



INFORMATION

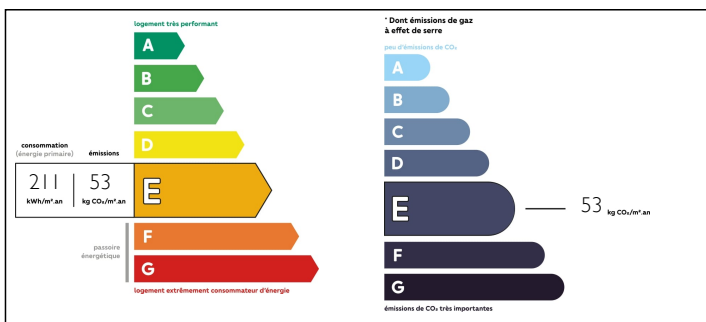
Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	5
Bath:	1
Floor:	106 m2
Plot Size:	2255 m2

IN BRIEF

Situated in a peaceful location within walking distance of Lauzun and its gorgeous park, spacious family home with 5 bedrooms, living room, kitchen, garage and car port. Plenty of room for the enthusiastic gardener. Medieval village of Lauzun on your doorstep, Eymet 7km, Bergerac 27km

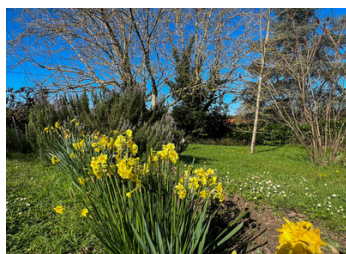


ENERGY - DPE



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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: 225 EUR

NOTES

DESCRIPTION

At the end of a no through road with easy access to the park, the tennis courts and the village of Lauzun, this spacious house is a delight. Although well maintained it requires updating. Currently the house benefits from oil central heating a newly installed wood burning stove.

The Rooms

Entrance Hall (5.2 m²) with glazed door and tiled floor

Living Room (25.65m²) tiled floor, 2 french windows opening onto the front garden, wood burning stove

Kitchen (17.75m²) with french door opening onto the rear garden and door to garage/boiler room

Corridor to Bedrooms (8.7m²)

Bedroom 1 / Office (9.32m²)

Bedroom 2 (9.8m²)

Bedroom 3 (9.87m²)

Bedroom 4 (9.32m²)

Bedroom 5 (10.12m²)

Shower Room (1.6m²) with shower, bidet and hand basin

Toilet

Garage (27.55m²)

Boiler Room (7.2m²)

Car Port to the front of the house.

Large established garden front and back of the house with mature trees and shrubs and a vegetable plot.

To note; the house is currently single glazed and there is a septic tank

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