

3 Bedrooms - Maison - Midi-Pyrenees - For Sale

Country House For Sale


**Price:** €212,000

**Bedrooms:** 3

**Bathrooms:** 0

**M2 Living:** -

**M2 Plot:** 410<sup>2</sup>
**M2 Terrace:** -

**Address:** Lauzerte Midi-Pyrenees, 82110

This super village house is located in the heart of a medieval village. Essentially, the living accommodation is all on one level with 3 bedrooms and lovely west facing views. Further development potential for the attic space and the cellar rooms give access to the small garden across the road with fantastic west facing views. The village is on the Saint Jacques de Compstella de Santiago pilgrim's route so the attic space could provide bed and breakfast or hostel accommodation, if renovated. Ground floor (140m<sup>2</sup>) Entry hallway (10m<sup>2</sup>) with access to the attic and cellars Large living room with open fireplace (32m<sup>2</sup>) Sunny kitchen (15m<sup>2</sup>) Large hallway with office space (6m<sup>2</sup>) 3 bedrooms (12,5m<sup>2</sup>, 15m<sup>2</sup> 18m<sup>2</sup>), all west facing, with double glazing and fitted wardrobes Large shower room (7m<sup>2</sup>) with storage space, corner shower and hand basin Separate WC Attic space (185m<sup>2</sup>) Accessed by hidden staircase, beautiful voluminous space, currently open planned, 3 windows each side south and west facing, full height ceiling to roof. New roof Cellars (95m<sup>2</sup>) Staircase down to 2 cellars with exposed stone vaulted ceilings. Door to street level and garden across small road. One door large enough to garage a small car. Currently used as laundry room and gym space . Garden (410m<sup>2</sup>) Small fenced garden giving west facing views. Mainly laid to lawn with flowering borders, parking possible just by the gate ADSL available Mains drainage Tax fonciere 1085 euros per year Beautiful village with all year round community, as well as the Pilgrims route and summer events. Just over one hour to Toulouse airport, 1hr30 mins to Bergerac Airport, 45 mins to Agen (TGV) The village has a primary and secondary school, various restaurants, cafes, doctors, pharmacy, 2 bakers, intermarche supermarket. dont 6.00 % honoraires TTC a la charge de l'acquéreur.