



Agence NEWTON



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TARN ET GARONNE - LAUZERTE - Large 4 bed house with pool, nice views close to shops,

82110, Tarn-Et-Garonne, Occitanie

* 4 Beds * 1 Bath * 160m2

€275,000

Ref: JAS-0159-
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A lovely 4 bed stone village house with terrace and heated pool is located in the heart of this medieval village. It is within walking distance to bars, bakery, restaurants and beautifully renovated providing a large and comfortable home. The house is spread over 4 levels, benefits from oil fired central heating (radiators throughout), air conditioning in the bedrooms, double glazed windows and good insulation. No work to be done and perfect for a lock up and leave holiday home. Good possible return on a seasonal rental basis, possibly achieving 1800 euros per week during the summer months.

Ground floorLiving room (37,86m2) with wood burning stove, through to a fully equipped kitchen (15,48m2) , dining area with french doors to south facing terrace with wrought iron balustrade (20m2), steps down to access the pool First floorMaster bedroom (12,51m2) with dressing room (6,82m2) with viewsBedroom 2 (27,02

Property Description

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First floor Master bedroom (12,51m²) with dressing room (6,82m²) with views Bedroom 2 (27,02m²) Shower room with WC and hand basin (3,06m²)

Top floor Bedroom 3 (17,62m²) with velux and small square windows Bedroom 4 (18,41m²) with small square windows and exposed beams Landing (4,57m²) Family bathroom (5,35m²) with bath and double hand basin, velux window separate WC (1,36m²) Small storage cupboard

Garden level Laundry room, summer kitchen, WC Cellar with boiler room and storage Complete renovation made in 2006. 5 x 4 salt water swimming pool, heated by a heat exchanger. New linertiled surroundside hedging on boundary, stone wall to back with tamarisk tree; climbing roses and a campsis on the other wall Mains drainage High speed internet available VDSL (50mgbs) Tax foncière 1752 euros per year Just over one hour to Toulouse airport, 1hr30 Bergerac, 45 mins to Agen (TGV) 3 mins walk to bakery, village shop and restaurant bar



