

Contemporary 3 bed property on the Souillac Golf & Country Club resort complex. Lot 46 : Midi Pyrenees

EXCLUSIVE



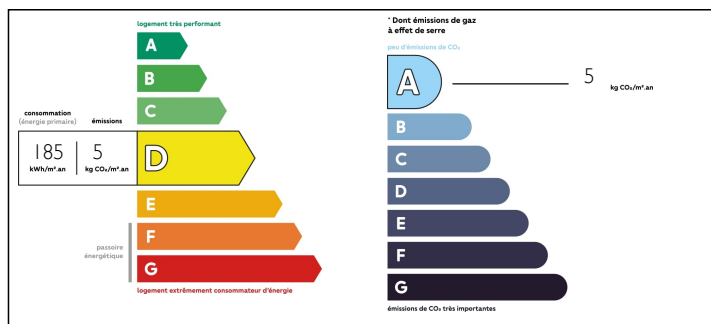
INFORMATION

Town:	Lachapelle-Auzac
Department:	Lot
Bed:	3
Bath:	3
Floor:	110 m2
Plot Size:	640 m2

IN BRIEF

Modern 3 bedroom centrally heated freehold property overlooking the surrounding countryside. Lot Midi Pyrenees. Sold fully furnished and ready for immediate occupation & rental. Onsite full maintenance & rental services making this an excellent lock up and leave family holiday residence. International airport 15 mins connections to London City & Paris Orly. . A20 Motorway Paris/Toulouse 10 mins.

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.



LOCAL TAXES

Taxe foncière: 892 EUR

Taxe habitation: 680 EUR

NOTES

DESCRIPTION

Located on managed child friendly and safe resort complex with pools, tennis courts, 18 hole golf course this well maintained 3 bedroom detached freehold property comes with turnkey rental & mgt facilities.

Detached wooden Lodge comprising: Individual parking space , porch & entrance area. Entering this modern living space on the 1st floor there is a wonderful sense of space and light which is continued as one steps onto the large covered balcony affording magnificent views over the third fairway & surrounding countryside.

Utilities provided are mains electricity, water, bottled gas, telephone, satellite TV (sky sports). Heating is by electric radiators. The property is air conditioned.

Ground Floor: 3 bedrooms comprising one master with en suite bathroom (bath, washbasin & toilet). Two further bedrooms. Shower Room & WC & washbasin. All rooms come fully furnished.

Two sets of large double patio doors lead on to the covered terrace area from two of the bedrooms.

1 st Floor: Vestibule entrance area, play room or further bathroom possible, stairs leading down to bedrooms and ground floor. Spacious and airy lounge with panoramic sliding bay window on to covered balcony and outdoor dining area.

Kitchen: Including fully fitted kitchen with oven, hob, dishwasher, fridge freezer & washing machine.

This property also benefits from a Hamlet that has two wonderful pools. One plunge pool for relaxing and reading the other a larger pool for lengths & more strenuous water sports.

Located in the renowned "Dordogne Valley" close to the historic market town of Sarlat &...