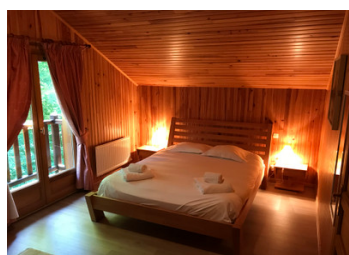


Well located two-bedroom holiday residence on the Souillac Golf and Country Club resort complex.

EXCLUSIVE



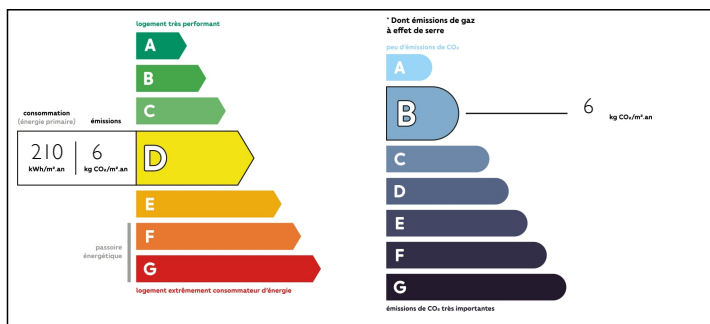
INFORMATION

Town:	Lachapelle-Auzac
Department:	Lot
Bed:	2
Bath:	2
Floor:	77 m2
Plot Size:	416 m2

IN BRIEF

Centrally located on a managed child friendly and safe resort complex with pools, tennis courts, and 18 hole golf course this excellently maintained 2 bedroom detached freehold property comes with turnkey rental & management facilities. Fully furnished and ready for immediate occupation and rental. Detached wooden Lodge comprising: Individual parking space, porch & entrance area. Utilities provided are mains electricity, water, telephone, satellite tv (sky sports HD) high speed internet . Heating is by electric radiators & wood stove. There is also air conditioning installed . Outside, the shared hamlet pool is just a few meters away and the clubhouse, restaurant and 1st tee are but a short 3 minute walk away.

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: 868 EUR

Taxe habitation: 569 EUR

NOTES

DESCRIPTION

Ground Floor.

Spacious & recently modernised shower room, WC and washbasin. Fully furnished tiled lounge/dining area with 2 electric radiators and a wood-burning stove, flat screen TV with a large selection of channels.

Kitchen: Including fully fitted kitchen with oven, micro wave, induction hob, dishwasher, fridge freezer. Crockery and utensils are also included.

Two sets of large double patio doors leading on to both a covered and open-air terrace area which provide shade and access to the secluded and private gardens and out door dining area that surround the house.

1 st Floor.

2 Air Conditioned Bedrooms. A large master and smaller twin with wardrobes and other bedroom furniture. The master also has a small Juliet balcony overlooking the woods. A light modern bathroom with bath/shower, washbasin and WC.

The bedrooms are equipped with integrated modern A/C units to keep the bedrooms cool in summer.

Located in the renowned "Dordogne Valley" close to the historic market town of Sarlat & World Heritage Site of Rocamadour lies the small resort of Souillac Golf & Country Club. The Club is 10 minutes from the local town of Souillac which offers a full range of amenities including year round weekly market, shops, doctors, dentist & schools.

Lodge 23 is ideally located within the heart of this family golf resort . The central facilities , restaurant & 1st tee all within easy walking distance . The La Colline hamlet has lovely level grounds around the hamlet pool ideal for the family to...