

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



## INFORMATION

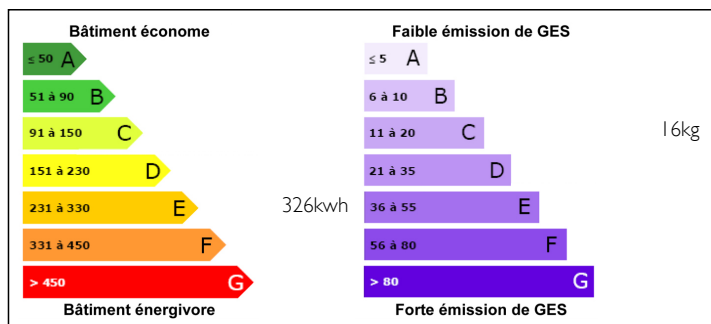
|             |          |
|-------------|----------|
| Town:       | Souillac |
| Department: | Lot      |
| Bed:        | 2        |
| Bath:       | 2        |
| Floor:      | 81 m2    |
| Plot Size:  | 554 m2   |



## 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 for two vehicles porch & entrance area. Utilities provided are mains electricity, water, bottled gas, telephone, satellite tv ( sky sports HD) . Heating is by electric radiators and there is space for a wood burning stove Outside, the shared pool is just 10 metres away and the clubhouse, restaurant and 1st tee just 200 metres .

## 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.



## DESCRIPTION

### Ground Floor.

Spacious 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, gas 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 spacious sunny gardens that surround the house.

### 1 st Floor.

2 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.

## LOCAL TAXES

**Taxe foncière: 577 EUR**

**Taxe habitation: 485 EUR**

## NOTES

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 39 is ideally located within the heart of this family golf resort. The central facilities, restaurant & 1st tee all within easy walking distance. The La Gariotte hamlet has lovely level grounds around the hamlet pool ideal for the family to enjoy. The Club offers, through its bi lingual staff, a full range of rental & management facilities for these modern timber framed properties making this the ideal trouble free second home...