

Beautifully located property on the Souillac Golf & Country Club resort complex.



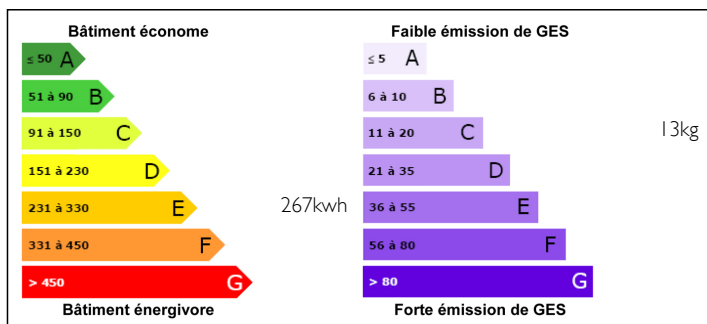
INFORMATION

Town:	LACHAPELLE AUZAC
Department:	Lot
Bed:	3
Bath:	2
Floor:	85 m2
Plot Size:	444 m2

IN BRIEF

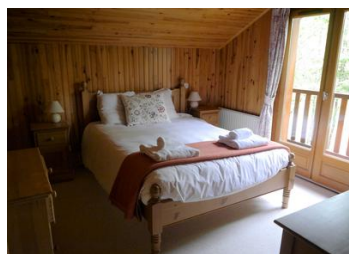
Three-bedroom 2-bathroom freehold Lodge with views over the course, nearby access to pool & situated in peaceful surroundings in the Lot Midi Pyrenees. Fully furnished. Turn Key Rental & Maintenance services. International airport 15 mins connections to London Stansted & Paris Orly. A20 Motorway Paris/Toulouse 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.



DESCRIPTION

An attractive lodge on a country club complex with, pools, tennis courts and impressive 18 hole, well maintained golf course. The resort is child friendly with playgrounds and a separate swimming pool for younger children. This three-bedroom, two-bathroom detached freehold property comes with turnkey rental & full management facilities. There is a swimming pool within sight of the house. It is ready for immediate occupation & rental.

Detached wooden Lodge comprising: Two individual parking space for vehicles. Spacious & secluded garden with views on to the 12th green at the rear of the property. External storage shed.

Ground Floor: Entrance lobby, stairs & Shower & WC, open plan lounge dining area, leading to kitchen. All rooms come fully furnished and decorated.

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

Large double patio doors lead on to the terrace area from the lounge area giving a wonderful sense of light and space to the rooms. View on to the 12th Green.

First Floor: Family bathroom with bath, basin & WC then 3 bedrooms. The tranquil location of this property & views over the course give it its very special character. Enjoying a privilege setting with neighbours on one side. Sunny & shaded areas within the grounds. Utilities provided are mains electricity, water, telephone, internet, satellite TV (sky sports). Heating is by electric radiators. Wood burning stove in the lounge.

Located in the renowned "Dordogne Valley" close to...

LOCAL TAXES

Taxe foncière: **699 EUR**

Taxe habitation: **495 EUR**

NOTES