

Souillac : Large house divided into 3 apartments: great rental potential!



INFORMATION

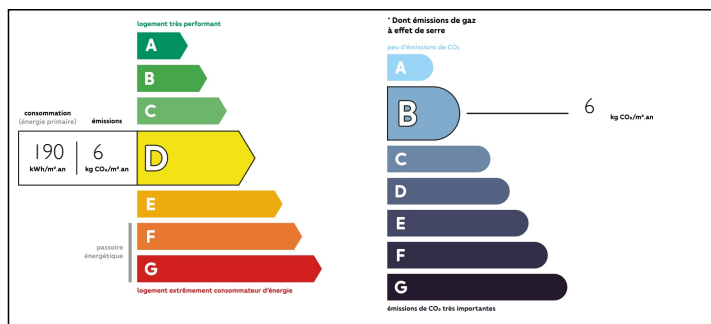
Town:	Lachapelle-Auzac
Department:	Lot
Bed:	5
Bath:	3
Floor:	200 m2
Plot Size:	715 m2

IN BRIEF

Large family home, divided into 3 apartments: great rental potential! Located 5 min from Souillac, this large house in a quiet village with primary school is perfect if you want to invest. Divided into 3 apartments of 1 and 2 bedrooms, which are in very good condition, comfortable, and benefit from a garden and a lovely view of the hills. There's a 2-bedroom apartment on the garden level, facing south, with a fully-equipped kitchen opening onto the living room and large bay windows overlooking the garden. On the second floor, a first apartment with a large living room / open fitted kitchen, two bedrooms and a terrace; a second apartment with a large kitchen, living room and bedroom. Each apartment has its own separate entrance, individual water and electricity meters (pending), pretty garden, no work required. This is a good investment property: the apartments can be rented for between €400 and €600 ; another T2...



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

IN DETAIL

5 minutes from Souillac, in a small village with school, large house divided into 3 apartments (potential 4) of 1 and 2 bedrooms; they are in very good condition, comfortable, and benefit from a garden and a lovely view of the hills.

Apartment 1 - Garden level: bay windows and garden terrace

- Open-plan kitchen/living room: 30 m2
- utility room
- Bedroom 1 including shower room-WC: 13.65 m2
- Bedroom 2: 9.20 m2

Apartment 2- Floor 1

- Living room / open kitchen / dining room: 55.55 m2
- WC-utility room: 6.75 m2
- Bedroom 1: 13.65 m2
- Bedroom 2: 15.60 m2
- Shower room: 7.30 m2

Apartment 3 - Floor 1

- Entrance: 3.50 m2
- Living room: 11.50 m2
- kitchen / dining room: 15 m2, balcony
- WC
- Shower room: 6.85 m2
- Dressing room: 2.50 m2

OUTBUILDINGS

- Garage: 22 m2
- Cellar: 13.00 m2
- Cellar 2: 10.00 m2
- cellar / laundry room: 10.00 m2
- Garden shed : 12 m2

TECHNICAL

- 1 independent water and electricity meter per apartment (to be activated)
- double glazing in each apartment
- electric heating + wood-burning insert in

LOCAL TAXES

Taxe foncière: 1680 EUR

NOTES