

Modern Detached Air Conditioned 2 Bed Rental property on the Souillac Golf & Country Club . Lot 46

EXCLUSIVE

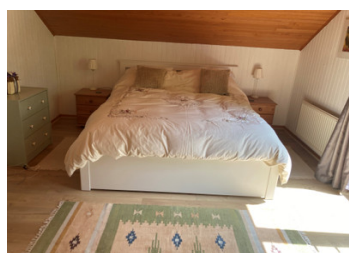


INFORMATION

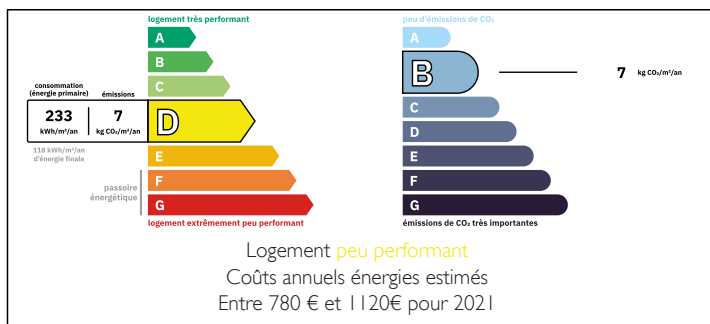
Town:	Lachapelle-Auzac
Department:	Lot
Bed:	2
Bath:	2
Floor:	69 m2
Plot Size:	361 m2

IN BRIEF

Detached 2 bedroom centrally heated & air conditioned freehold property offering a prime location on the Souillac Golf & Country Club close to central facilities in the Clubs mature Les Orchidees hamlet. Lot Midi Pyrenees . Fully furnished. Rental & maintenance services. 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.



DESCRIPTION

Located on managed child friendly and safe resort complex with pools, tennis courts, 18 hole golf course this well maintained 2 bedroom detached freehold property comes with turnkey rental & mgt facilities.

Ready for immediate occupation & rental.

Detached wooden Lodge comprising: Individual parking space . The property has wonderful views out on to the golf course to the rear of the house & also enjoys a lovely terrace dining & seating area.

Ground Floor: Leading off the entrance porch, ground floor shower & WC, open plan lounge & dining area.

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

A large set of patio doors lead on to the terrace and out side dining area .

1 st Floor: Family bathroom with bath, basin & WC then 1 further bedroom .

Utilities provided are mains electricity, water, telephone, satellite TV (sky sports). Heating is by electric radiators & wood burner. The property is air conditioned through out.

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 04 Les Orchidées is ideally located within this family golf resort offering both privacy and seclusion whilst maintaining easy access to the clubs facilities....

LOCAL TAXES

Taxe foncière: 666 EUR

Taxe habitation: 560 EUR

NOTES