LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A31137LH46 Price: 168 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (159 500 EUR without fees)

Souillac Golf & Country Club: Spacious 3 bed in elevated location on the resort .Lot 46 : Midi Pyrenees















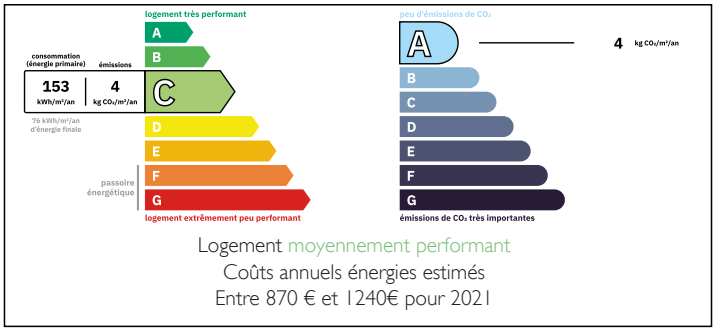
INFORMATION

Town:	Lachapelle-Auzac
Department:	Lot
Bed:	4
Bath:	4
Floor:	92 m2
Plot Size:	884 m2

IN BRIEF

Well maintained 3 bedroom 3 bathroom centrally heated freehold offering a elevated location on the Souillac Golf & Country Club . Situated in the sunny and secluded hamlet of the La Truffière hamlet offering wonderful elevated views of the surrounding countryside. Lot Midi Pyrenees . Sold fully furnished with the potentiel for turn key rental and management services. Secluded hamlet with wonderful large swimming pool. Rental & maintenance services on site International airport 15 mins connections to London City & Paris Orly. . A20 Motorway Paris/Toulouse 10 mins.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 870 € et 1240€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A31137LH46 Price: 168 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (159 500 EUR without fees)







LOCAL TAXES

Taxe foncière:	**850 EUR**
Taxe habitation:	**650 EUR**

NOTES

DESCRIPTION

Located on managed child friendly and safe resort complex with pools, tennis courts, 18 hole golf course this well maintained 3 bedroom detached freehold property comes with turnkey rental & mgt facilities.

Ready for immediate occupation & rental.

Detached wooden Lodge comprising: Individual parking space for two vehicles porch & entrance area. Spacious grounds around the property with wonderful views out on to the countryside to the rear of the house.

Ground Floor: Leading off the entrance porch, ground floor shower & WC, open plan lounge & dinning area. 1 x Bedroom.

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

A large set of patio doors lead on to the terrace area from the lounge area giving a wonderful sense of light and space to the rooms.

1 st Floor: Family bathroom with bath, basin & WC then 2 further bedrooms one Mater bedroom with ensuite bath & generous built in storage units.

Utilities provided are mains electricity, water, telephone, satellite TV (sky sports). Heating is by electric radiators .

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 89 on the secluded La Truffiere hamlet is ideally located within this family golf resort offering both privacy...