

Recently modernized detached 3 bed with A/C : Souillac Golf & Country Club Resort Lot 46 : Midi Pyrenees

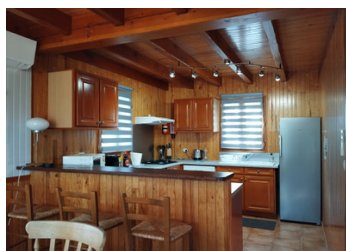


INFORMATION

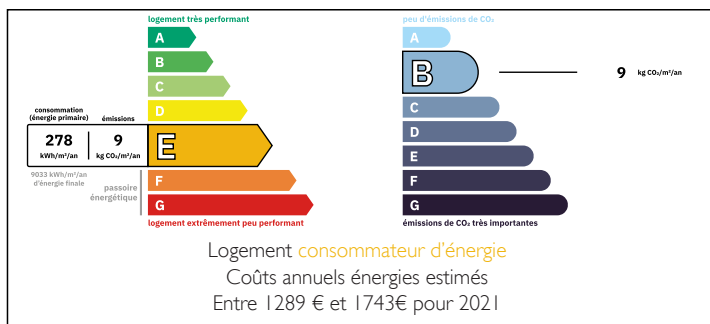
Town:	Lachapelle-Auzac
Department:	Lot
Bed:	3
Bath:	2
Floor:	75 m2
Plot Size:	532 m2

IN BRIEF

Well appointed air conditioned 3 bedroom lodge which has been recently renovated to high specification. This freehold property offering a central location and close to the 1st tee for the golf course is situated on the popular secluded and wooded Les Orchidées hamlet nestled within the Souillac Golf & Country Club . Lot Midi Pyrenees . Sold 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.



LOCAL TAXES

Taxe foncière: 861 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 recently renovated throughout freehold property comes with turnkey rental & mgt facilities.

Ready for immediate occupation & rental.

Detached air conditioned lodge comprising: Individual parking space for two vehicles porch & entrance area. The property nestles in its wooded surroundings and offers a large degree of privacy from its neighbours whilst being central to the resorts facilities and 1st tee.

Ground Floor: Leading off the entrance porch, ground floor shower & WC, open plan lounge & dining area with with two sets of doors on to the terrace for alfresco dining.

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

A large set of patio doors lead on to the terrace 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 3 further bedrooms .

Utilities provided are mains electricity, water, telephone, satellite TV (sky sports). Heating is by reverse cycle air conditioning units.

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 12...