LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39811LH46 Price: 129 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (120 500 EUR without fees)

Centrally located three-bedroom holiday residence on the Souillac Golf and Country Club resort complex.















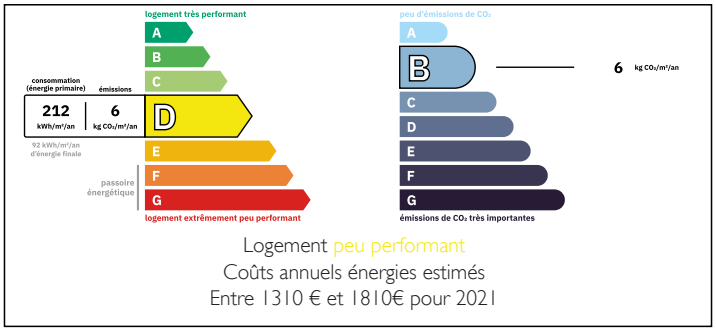
INFORMATION

Town:	Lachapelle-Auzac
Department:	Lot
Bed:	3
Bath:	2
Floor:	93 m2
Plot Size:	554 m2

IN BRIEF

Well maintained 3 bedroom 3 bathroom centrally heated freehold offering a prime location on the Souillac Golf & Country Club not far from the central facilities in the Clubs La Gariotte hamlet. Lot Midi Pyrenees . Fully furnished property with recently added ground floor bedroom. Secluded hamlet with sunny swimming pool and landscaped grounds. Rental & maintenance services. International airport 15 mins connections to London City & Paris Orly. . A20 Motorway Paris/Toulouse 10 mins.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1310 € et 1810€ 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

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LOCAL TAXES

Taxe foncière:	**948 EUR**
Taxe habitation:	**615 EUR**

NOTES

DESCRIPTION

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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 tarmacked parking space for two vehicles porch & entrance area. Spacious grounds around the property with wonderful views out on to the countryside and access to local paths and walks.

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 space to the rooms.

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

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

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 39 on the charming La Gariotte hamlet is ideally located within this family golf resort offering both...