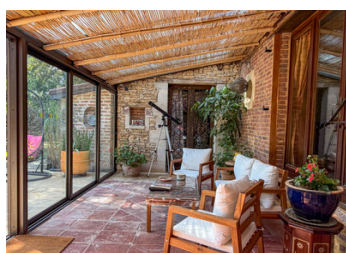
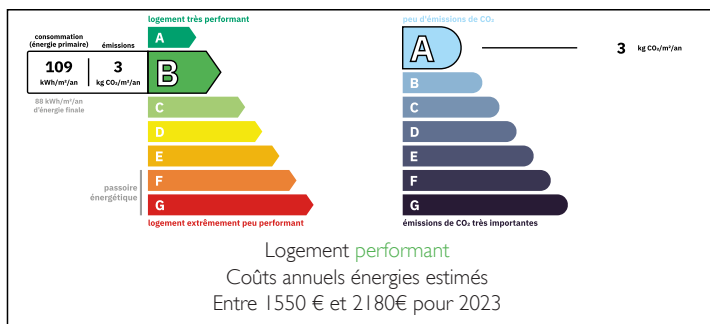


Stunning villa on the outskirts of the Périgord Noir, 5 bedrooms, heated pool, separate guest quarters, wooded



ENERGY - DPE



INFORMATION

Town:	Souillac
Department:	Lot
Bed:	5
Bath:	3
Floor:	225 m²
Plot Size:	4267 m²

IN BRIEF

On the edge of the Périgord Noir and the Dordogne, 5 min. from Souillac, this superb 225 m² villa combines comfort, sophistication, and rental potential. Set on a magnificent lot of approx. 4,000 m² in the wooded hills, it offers a quiet and peaceful setting.

Arranged in a "U" shape around the magnificent veranda and its terrace, the property features a truly single-level living layout with three bedrooms, a living room, kitchen, and dining room. On the lower level, opening onto the pool terrace and its lush greenery, a separate living area with two additional bedrooms provides space to accommodate family and friends or to generate rental income with ease.

Designed for year-round family living with its high-quality features and modern comforts (energy efficiency rating of "B" thanks to solar panels, heat pump-powered central heating, and excellent

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: 3822 EUR

NOTES

DESCRIPTION

In a peaceful, wooded and unspoilt setting, this superb 225 m² villa immediately stands out for the quality of its renovation, its modern comfort and its harmonious integration into the surrounding countryside.

With central heating powered by an air-to-water heat pump, reversible air conditioning, external insulation and solar panels used to power the entire house, the property is highly energy-efficient (Energy Performance Certificate rated "B") and ensures excellent comfort throughout the year.

Set on 4,000 m² of land, this carefully renovated and perfectly maintained property offers a rare quality of life: privacy, a layout that opens naturally onto the outdoors, generous proportions and rental potential. The villa is indeed located at the crossroads of the Lot and Dordogne departments, with the 1,000 châteaux of the Dordogne Valley, the Gouffre de Padirac, Rocamadour, Cahors, Sarlat-la-Canéda, Les Eyzies and the Vézère Valley all within easy reach, less than 50 minutes away.

Designed to meet the needs of both a comfortable main residence and a more versatile lifestyle project, the house offers genuine single-level living, as both floors can be accessed directly from outside. The interior layout and independent access make it easy to consider a tourist accommodation business.

LAYOUT AND APPROXIMATE FLOOR AREAS

LEVEL 1: approximately 145 m²

- Conservatory: 17 m²
- Living room with wood-burning insert: 25 m²
- Open-plan fitted kitchen with central island: 21 m², opening onto the living room and dining room
- Dining room: 27 m², opening onto the conservatory
- Bedroom 1 (mezzanine above the kitchen): 21 m²
- Shower room-WC:...