

Souillac : Large house divided into 3 apartments: great rental potential!



## INFORMATION

Town:	Lachapelle-Auzac
Department:	Lot
Bed:	5
Bath:	3
Floor:	200 m2
Plot Size:	715 m2

## IN BRIEF

Large family home, divided into 3 apartments: great rental potential!

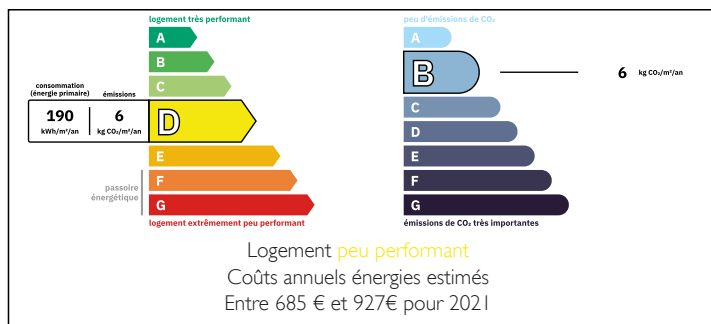
Located 5 min from Souillac, this large house in a quiet village with primary school is perfect if you want to invest. Divided into 3 apartments of 1 and 2 bedrooms, which are in very good condition, comfortable, and benefit from a garden and a lovely view of the hills.

There's a 2-bedroom apartment on the garden level, facing south, with a fully-equipped kitchen opening onto the living room and large bay windows overlooking the garden.

On the second floor, a first apartment with a large living room / open fitted kitchen, two bedrooms and a terrace; a second apartment with a large kitchen, living room and bedroom.



## ENERGY - DPE



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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:** 1680 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

### IN DETAIL

5 minutes from Souillac, in a small village with school, large house divided into 3 apartments (potential 4) of 1 and 2 bedrooms; they are in very good condition, comfortable, and benefit from a garden and a lovely view of the hills.

Apartment 1 - Garden level: bay windows and garden terrace

- Open-plan kitchen/living room: 30 m2
- utility room
- Bedroom 1 including shower room-WC: 13.65 m2
- Bedroom 2: 9.20 m2

Apartment 2- Floor 1

- Living room / open kitchen / dining room: 55.55 m2
- WC-utility room: 6.75 m2
- Bedroom 1: 13.65 m2
- Bedroom 2: 15.60 m2
- Shower room: 7.30 m2

Apartment 3 - Floor 1

- Entrance: 3.50 m2
- Living room: 11.50 m2
- kitchen / dining room: 15 m2, balcony
- WC
- Shower room: 6.85 m2
- Dressing room: 2.50 m2

### OUTBUILDINGS

- Garage: 22 m2
- Cellar: 13.00 m2
- Cellar 2: 10.00 m2
- cellar / laundry room: 10.00 m2
- Garden shed : 12 m2

### TECHNICAL

- 1 independent water and electricity meter per apartment (to be activated)
- double glazing in each apartment
- electric heating + wood-burning insert in