

Enchanting Chalet in Village du Soleil – Rustic Charm, Modern Comfort, and Investment Potential!

EXCLUSIVE



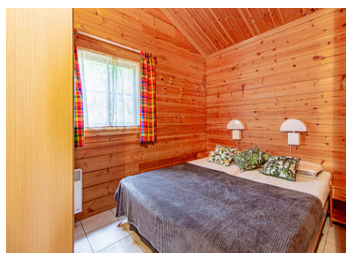
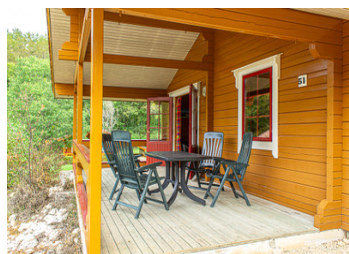
INFORMATION

Town:	Mauroux
Department:	Lot
Bed:	2
Bath:	1
Floor:	53.4 m2
Plot Size:	540 m2

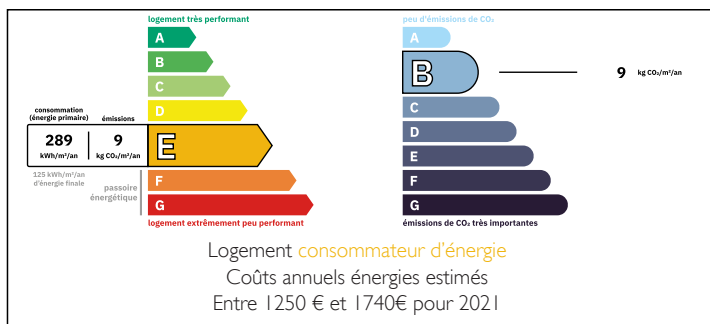
IN BRIEF

Charming Chalet in Village du Soleil

Discover a delightful wooden chalet combining rustic charm with modern comfort in the sought-after Village du Soleil. Enjoy amenities including a restaurant, pool, tennis court, and play area. This 54.30 m² property features a cozy living/dining area, a well-equipped kitchen, and two inviting bedrooms. Rated three stars with proven rental success, it's an excellent investment or tranquil retreat. Nestled in the Lot Valley, near vineyards, historic landmarks, and outdoor adventures, this chalet offers an idyllic escape. Read on for full details about this unique opportunity!

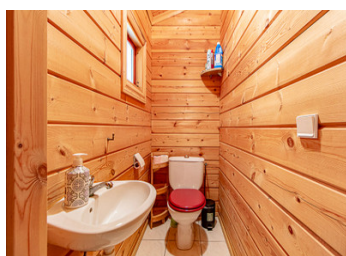


ENERGY - DPE



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: 396 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Enchanting Chalet in the Picturesque Village du Soleil

Nestled in the idyllic Village du Soleil, this charming wooden chalet offers the perfect blend of modern comfort and rustic charm. A true retreat for families, holidaymakers, or investors, the village boasts an array of top-notch amenities, including a restaurant, swimming pool, tennis court, and children's play area, ensuring a relaxing and enjoyable stay for all.

The hassle-free co-ownership management fees of €2,000 per year cover utilities, village amenities, and general maintenance, making ownership as simple and stress-free as possible.

Chalet Features:

This delightful chalet offers approximately 54.30 m² of inviting living space, featuring:

A welcoming living/dining area perfect for cozy gatherings.

A well-equipped kitchen for preparing delicious meals.

Two charming bedrooms providing comfort and relaxation.

Rated three stars and with a proven rental history, this chalet is a fantastic opportunity for those looking to invest in a property with immediate potential.

The Location – A Slice of Paradise in the Lot Valley: Situated near the quaint village of Mauroux, in the heart of the Lot Valley, this area is celebrated for its rolling vineyards, lush natural beauty, and peaceful ambiance. The nearby Cahors wine region offers endless opportunities for wine enthusiasts to indulge in tastings and vineyard tours.

The Lot River winds through the valley, creating a haven for water sports lovers, offering boating, kayaking, and fishing adventures.

For history and culture enthusiasts, the area is steeped in charm, with easy access to iconic sites like