

Elevated 3 bed property with magnificent views situated on the Souillac Golf & Country Club 210.000 . Lot 46

## EXCLUSIVE



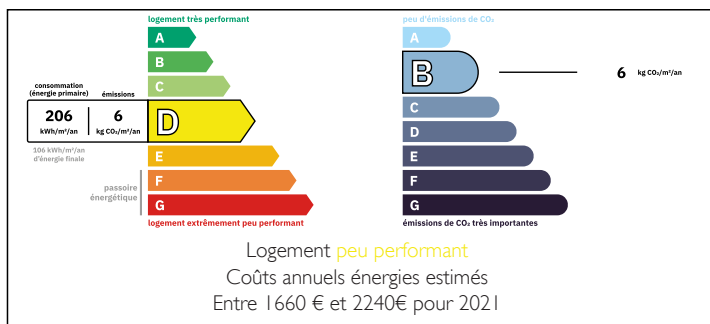
## INFORMATION

Town:	Lachapelle-Auzac
Department:	Lot
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	778 m2

## IN BRIEF

Magnificent detached and elevated 3 bedroom property with stunning views . Centrally heated and with wood burning stove this freehold has a prime location on the Souillac Golf & Country Club's quiet and picturesque La Truffière hamlet. Lot 46 Midi Pyrenees . Sold fully furnished and ready for immediate occupation or rental. Properties at the club are the perfect lock up and leave enjoying management and rental services on site from the bilingual team. International airport 15 mins connections to London Stansted Airport & 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.



## DESCRIPTION

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 91 is ideally located within this family golf resort offering both privacy and seclusion whilst maintaining easy access to the clubs facilities. The Club offers, through its bi lingual staff, a full range of rental & management facilities for these modern timber framed properties making this the ideal trouble free second home in the south west of France.

The property comprises : Individual parking space , porch & entrance area. Entering this modern living space on the 1st floor there is a wonderful sense of space and light which is continued as one steps onto the large covered balcony affording magnificent views over the surrounding countryside.

Utilities provided are mains electricity, water, telephone, satellite TV (sky sports) and internet access. Heating is by electric radiators and a generous wood burning stove.

Ground Floor: 3 bedrooms comprising one master with en suite bathroom (bath, washbasin & toilet). Two further bedrooms. Shower Room & WC & washbasin. All rooms come fully furnished.

Two sets of large double patio doors lead on to the covered terrace area from two of the bedrooms.

1 st Floor: Vestibule entrance area and separate WC & washbasin, stairs leading...

## LOCAL TAXES

**Taxe foncière:** 1118 EUR

**Taxe habitation:** EUR

## NOTES