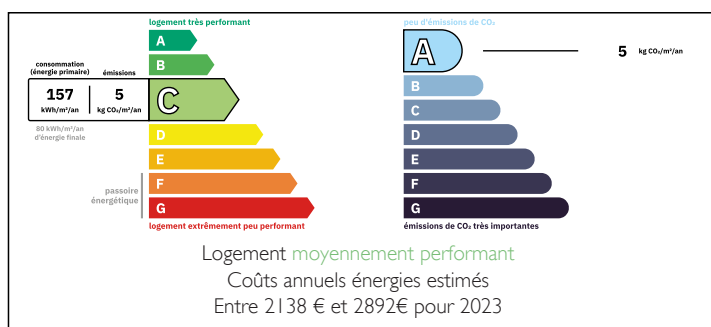


Unique: large family home with heated pool, panoramic view and 18 ha of land - perfect for horses!



## ENERGY - DPE



## INFORMATION

Town:	Lachapelle-Auzac
Department:	Lot
Bed:	3
Bath:	2
Floor:	190 m2
Plot Size:	183482 m2

## IN BRIEF

On the top of the hills in Souillac (town center 5 min away), this family home overview the hills and offers panoramic views over the valley, surrounded by its 18 ha of land.

The house is bright, functional, well insulated and comfortable. It boasts spacious rooms, including a large living room / billiard room of over 50 m2, 3 bedrooms upstairs, including a large master suite with its own terrace and view over the valley. No work required.

The swimming pool (heated!) boasts an incredible view - of course! The house is surrounded by meadows and woods, so there's no nuisance to be seen or heard. It's the perfect place to feel out of this world. If you have horses, the land is mixed with woods and meadows.

In addition, there's a large garage with a studio to

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 habitation: EUR

## NOTES

## DESCRIPTION

### IN DETAIL:

Stone and concrete-block house comprising, on ground floor: entrance veranda and laundry room, kitchen, dining room, living room with wood-burning stove, living room/billiard room.

1st floor: landing, two single bedrooms, shower room-WC, master suite with bath/shower room, WC, terrace with panoramic view.

Independent double garage with studio to renovate upstairs; swimming pool with terrace and view

18 ha of land with woods and meadows.

### APPROXIMATE SURFACES

Ground floor

- entrance veranda: 7.20 m2
- utility room
- fitted kitchen: 20 m2
- study / dining room: 20 m2
- living room with wood-burning stove: 20 m2
- living room/billiard room: 50 m2

First floor

- landing
- Bedroom 1 with cupboards: 11.50 m2
- Shower room-WC: 4 m2
- Bedroom 2: 12 m2
- Bedroom 3 master suite: 43 m2 (with bathroom, shower and WC)

### OUTBUILDING(S)

- double garage: 45 m2 - including shower room-WC
- upstairs studio to renovate: 25 m2

### TECHNICAL FEATURES

- mains drainage
- fiber optics