

## Spacious Chalet with Large Terrace, Private Garden & Superb Amenities



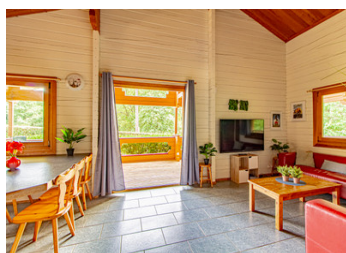
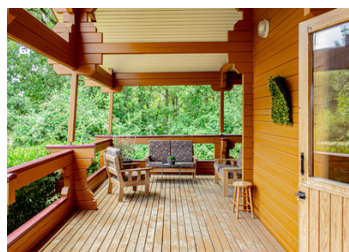
## INFORMATION

Town:	Mauroux
Department:	Lot
Bed:	3
Bath:	2
Floor:	83.22 m2
Plot Size:	1350 m2

## IN BRIEF

### Discover Effortless French Living

Nestled among peaceful greenery, this inviting chalet blends style, comfort, and convenience. Spacious interiors flow seamlessly onto an expansive terrace overlooking private grounds—ideal for leisurely breakfasts or sunset gatherings. A prime setting with leisure amenities, excellent travel links, and strong income prospects awaits. Perfect for those seeking a flexible retreat, a lucrative investment, or a permanent escape in sun-soaked southwest France.

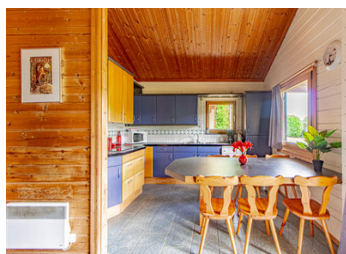


## ENERGY - DPE

DPE not required.

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

### Chalet 68 – Village du Soleil, Mauroux

An exceptional opportunity to acquire a turnkey chalet in the highly desirable Village du Soleil, perfectly positioned for both income generation and year-round living in one of southwest France's most beautiful and touristic regions.

A Ready-Made Investment or Holiday Escape  
Chalet 68 offers 83.22 m<sup>2</sup> of comfortable internal living space, excluding bathrooms and utility areas, plus a generous covered terrace for true indoor-outdoor living. Whether you are seeking an income-producing holiday let or a permanent residence in the sun, this property delivers flexibility and immediate appeal.

## LOCAL TAXES

**Taxe foncière: 938 EUR**

**Taxe habitation: EUR**

### Property Overview

Spacious open-plan living, dining, and kitchen area opening onto a large covered wooden terrace—ideal for entertaining or relaxing

Bedroom 1: 15.6 m<sup>2</sup>

Bedroom 2: 9.2 m<sup>2</sup>

Bedroom 3: 9.2 m<sup>2</sup>

Full bathroom plus a separate shower room and WC

Exterior utility and laundry room

Private, low-maintenance gardens of approximately 500 m<sup>2</sup>

Village Facilities & Low Running Costs

The Village du Soleil is a beautifully maintained residence offering:

Swimming pool

## NOTES