

Charming stone holiday home, 2 to 3 bedrooms, large living area and veranda overlooking nature



INFORMATION

Town:	Lachapelle-Auzac
Department:	Lot
Bed:	3
Bath:	1
Floor:	135 m ²
Plot Size:	8952 m ²



IN BRIEF

At the end of a cul-de-sac just off the road between Souillac and Cressensac, you will find this charming holiday home. With only 3 other neighbors, the house is set in a wooded environment: the Causses du Quercy begin here!



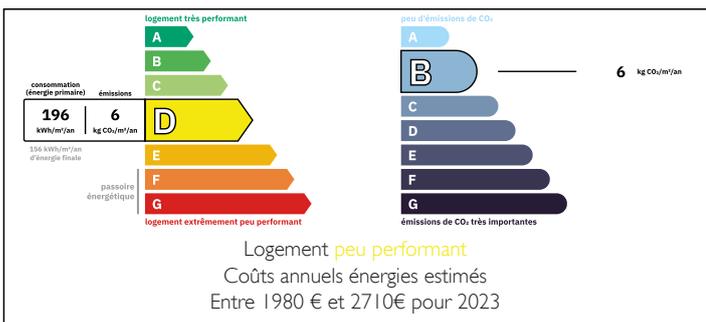
The house features a spacious living area with a pellet stove and fully equipped open-plan kitchen; in addition, there is a veranda of approximately 15 m² from which you can admire the surrounding nature while staying warm in winter.



On the ground floor, you have one bedroom with garden access, a brand-new shower room, and separate WC; another room can also be converted into a bedroom (or office... pantry!).

The attic space (+40 m² floor area) has already been fitted out: insulation, electricity, flooring — you can enjoy a large bedroom or easily create two.

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.



DESCRIPTION

Between Souillac and Cressensac, just off the D820 at the end of a small cul-de-sac, this house comprises on the ground floor a living room with pellet stove and fully equipped open-plan kitchen, a veranda, one bedroom with built-in wardrobes, a brand-new shower room and separate WC, and another bedroom or office or pantry.

Upstairs: one bedroom or potentially two to be created!

The house sits on wooded land in a natural environment. A garden shed with carport completes the property!

APPROXIMATE SURFACE AREAS

- living room / kitchen: 43 m²
- veranda: 15 m²
- hallway
- bedroom 1: 12.25 m²
- shower room: 5 m²
- WC
- pantry/office/bedroom: 10.50 m²

upstairs

- attic bedroom: 43 m²

outbuilding

- garden shed: 12.00 m²
- carport for 1 vehicle

FEATURES

- large double-glazed sliding glass doors
- heating: convectors in bedrooms and shower room, pellet stove in living room
- hot water: electric water heater
- individual septic tank
- electric roller shutters throughout
- insulated attic with flooring: to be finished as one large bedroom or 2 bedrooms depending on your needs
- No renovation work required — you can move straight in and enjoy!

LOCAL TAXES

Taxe foncière: 655 EUR

Taxe habitation: EUR

NOTES