

Walk to the Dordogne & village – Spacious Home with Pool and guest apartment

EXCLUSIVE



INFORMATION

Town:	Saint-Sozy
Department:	Lot
Bed:	5
Bath:	3
Floor:	195 m ²
Plot Size:	1600 m ²

IN BRIEF

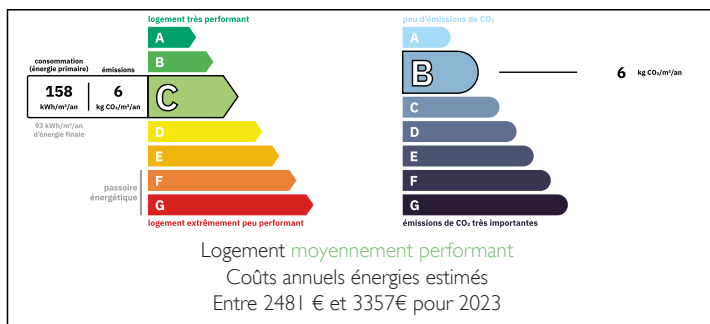
In a peaceful setting within walking distance to the shops and services of Saint-Sozy, close to the most beautiful sites in the Lot region such as Rocamadour, Padirac, Martel and the Dordogne Valley, this property will immediately appeal to you with its generous volumes, numerous terraces, independent studio, and swimming pool.

Offering approx. 195 m² of living space + 115 m² of garages/workshop, the house provides single-level living with a bright living room opening onto a large covered terrace, as well as two bedrooms. The upper floor is arranged around a spacious landing leading to 2 or 3 bedrooms.

Built over garages and a workshop, the house also includes a self-contained apartment, ideal for generating rental income.

Set in the middle of the 1,600 m² garden, the 10 x 5

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

Recently built and completed in 2009, the house is constructed over cellars and garages and comprises an entrance hall, utility/laundry room, large eat-in kitchen, two bedrooms, a bathroom with WC, covered terrace, and living room with wood-burning stove.

On the upper floor: two large bedrooms, office or dressing room, shower room with WC, separate WC, and balcony. At ground level: two large garages, cellar, workshop, laundry room and a one-bedroom apartment (living room/kitchen, bedroom, shower room with WC).

Large enclosed garden of over 1,600 m² with 10 x 5 m above-ground swimming pool (chlorine filtration system).

- Double glazing
- Underfloor central heating on the main living level and electric convector heaters
- Mains drainage
- Fibre-optic internet
- A well provides water for garden and swimming pool

LOCAL TAXES

Taxe foncière: **1804 EUR**

NOTES

APPROXIMATE FLOOR AREAS

GROUND FLOOR (lower level)

- One-bedroom apartment: 35 m²
- Laundry room: 7 m²
- Garage 1: 18.00 m² with electric door
- Garage 2: 34 m² with electric door
- Cellar: 23 m²
- Pool equipment room

MAIN LIVING LEVEL (also at ground level)

- Entrance hall / hallway
- Utility room with shower: 8 m²
- Separate WC
- Contemporary fitted kitchen: 13 m²
- Living room: 27 m² with wood-burning stove and large wraparound terrace overlooking the cliffs of the Dordogne Valley
- Bedroom 1 / library: 11.50 m²