

4-bedroom house by the river near the center of Souillac



INFORMATION

Town:	Souillac
Department:	Lot
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	2995 m2

IN BRIEF

Perfect location for this family house : it is located by the river and within walking distance of the center of Souillac. This large family home has 4 bedrooms, two of which are single storey. You have a large, bright living room with open kitchen, large terrace, 2 bedrooms and above all, a beautiful, shady garden with your own private access to the river!

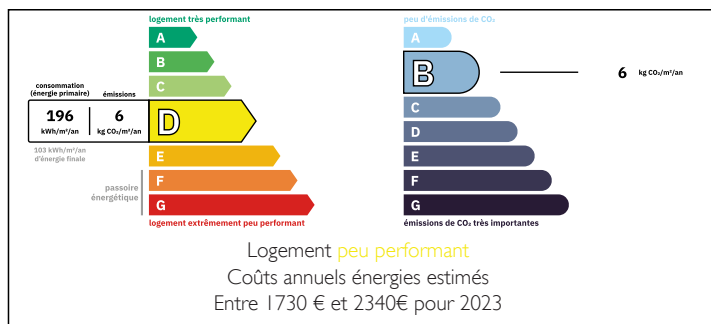
The house is very functional, bright and comfortable, with reversible air-conditioning in every room, and a large 48 m2 living room with open-plan kitchen, opening onto a large balcony overlooking the garden or the river!

On the ground floor, there's a large garage and the rest of the level has been converted into two large bedrooms with shower rooms, and an office.

A beautiful, bucolic and soothing 3,000 m2 garden with large mature trees, enough...

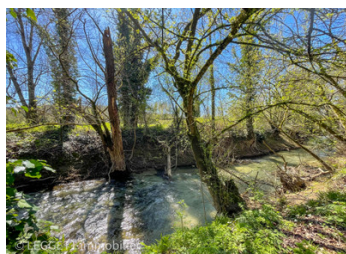


ENERGY - DPE



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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

More details

Level 1

- entrance
- 48 m2 living room with open-plan kitchen, dining area, living room, large picture windows opening onto balcony)
- Bedroom 1 : 12,45 m2
- bathroom : 4,95 m2
- Bedroom 2 : 11,25 m2

Garden level

- Clearance
- Bedroom 3 : 12,75 m2
- Bedroom 4 : 13 m2
- Shower room-WC: 6.30 m2
- Study: 13.95
- Garage: 25 m2

LOCAL TAXES

Taxe foncière: 1328 EUR

Taxe habitation: EUR

TECHNICAL DATA

- Central heating PAC air / air
- Hot water: cumulus
- Good insulation - Numerous PVC double-glazed windows and bays
- Mains drainage
- Large enclosed riverside garden

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>