

Recently renovated 3 bed with golf views & A/C : Souillac Golf & Country Club Resort Lot 46 : Midi Pyrenees

EXCLUSIVE



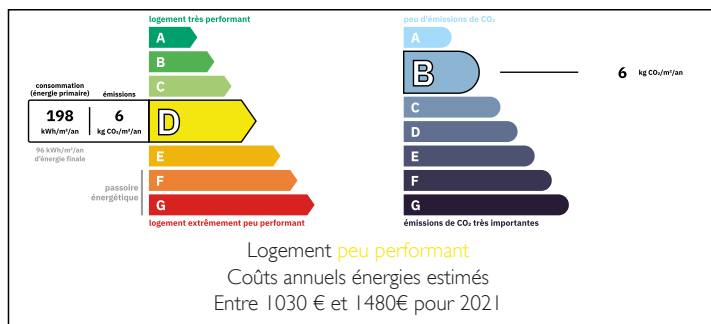
## INFORMATION

Town:	Lachapelle-Auzac
Department:	Lot
Bed:	3
Bath:	2
Floor:	72 m <sup>2</sup>
Plot Size:	530 m <sup>2</sup>

## IN BRIEF

Well appointed 3 bedroom lodge with air conditioned and recently renovated to high specification. This freehold property with views onto the golf course is situated on the popular La Colline hamlet nestled within the Souillac Golf & Country Club . Lot Midi Pyrenees . Fully furnished. Rental & maintenance services. International airport 15 mins connections to London City & Paris Orly. . A20 Motorway Paris/Toulouse 10 mins.

## 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

Located on managed child friendly and safe resort complex with pools, tennis courts, 18 hole golf course this well maintained 3 bedroom detached recently renovated throughout freehold property comes with turnkey rental & mgt facilities.

Ready for immediate occupation & rental.

Detached air conditioned lodge comprising: Individual parking space porch & entrance area. The large outside terrace area offers wonderful opportunities for alfresco dining with views onto the 12th green and surrounding woodland .

Ground Floor: Leading off the entrance porch, ground floor shower & WC, open plan lounge & dining area with wood burning stove .

Kitchen: Including very recently upgraded fully fitted kitchen with oven, hob, dishwasher, fridge freezer & washing machine.

A large set of patio doors lead on to the terrace area from the lounge area giving a wonderful sense of light and space to the rooms. Shutters on all windows .

1 st Floor: Family bathroom with bath, basin & WC then 3 further bedrooms .

Utilities provided are mains electricity, water, telephone, satellite TV (sky sports). Heating is by reverse cycle air conditioning units.

Located in the renowned "Dordogne Valley" close to the historic market town of Sarlat & World Heritage Site of Rocamadour lies the small resort of Souillac Golf & Country Club. The Club is 10 minutes from the local town of Souillac which offers a full range of amenities including year round weekly market, shops, doctors, dentist & schools.

Lodge 29 La Colline is ideally located within this..

## LOCAL TAXES

**Taxe foncière: 888 EUR**

**Taxe habitation: 787 EUR**

## NOTES