

Spacious Chalet with Large Terrace, Private Garden & Superb Amenities

EXCLUSIVE

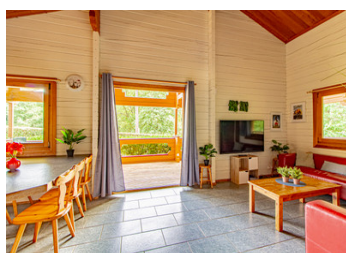


INFORMATION

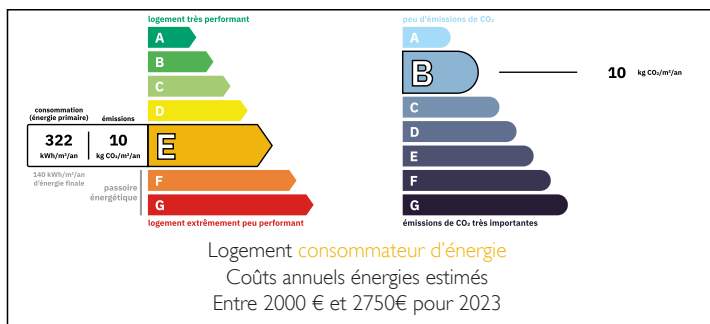
Town:	Mauroux
Department:	Lot
Bed:	3
Bath:	2
Floor:	83 m2
Plot Size:	500 m2

IN BRIEF

An expansive terrace overlooks the private garden, creating the perfect setting for relaxed breakfasts, alfresco dining and long summer evenings. With excellent on-site leisure amenities, convenient transport links and rental potential, this is a wonderfully versatile property — equally suited as a permanent home, an easy-to-maintain holiday retreat or an attractive investment in the beautiful countryside of southwest France.

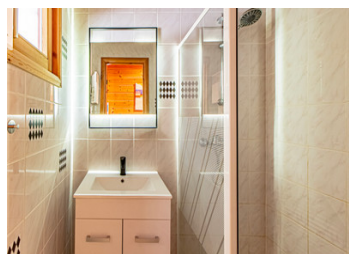


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 938 EUR

NOTES

DESCRIPTION

Chalet 68 offers 83.22 m² of internal living space, excluding the bathrooms and utility areas, with a layout designed to make the most of both the interior and the generous outside space.

The main living area is open plan, combining the kitchen, dining and sitting areas in one sociable space. Doors lead directly onto the large covered wooden terrace, creating an easy connection between the house and garden. The covered terrace provides plenty of room for outdoor dining and seating and can be enjoyed throughout much of the year.

There are three bedrooms. The principal bedroom measures approximately 15.6 m², with two further bedrooms of approximately 9.2 m² each. The accommodation is complemented by a full bathroom as well as a separate shower room and WC, making the layout particularly practical for families and visiting guests.

An additional exterior utility and laundry room provides useful storage and keeps the practical elements of the property separate from the main accommodation.

The chalet stands within its own private garden of approximately 500 m². Mature trees and established planting give the outside space a pleasant sense of privacy, while remaining relatively easy to maintain. The combination of the garden and substantial covered terrace provides several areas for dining, relaxing and enjoying the warmer months.

Within Village du Soleil, residents have access to a swimming pool, tennis court, restaurant and bar, children's play area and landscaped communal grounds. The annual co-ownership charges are €2,177.40 and include the maintenance of these shared facilities and...