



## Charming 3 Bedroom, 3 Bathroom Property in Souillac with Swimming Pool,

€425,000

Ref: 0867

46200, Souillac, Lot, Occitanie

\* Available \* 3 Beds \* 2 Baths

Gorgeously-renovated with high ceilings and a 'loft' feel it it...Charming 2 bedroom property in Souillac, on the Dordogne/Lot border, with lovely gardens and independent studio/maison d'amis.

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French Entrée 

## Property Description

Situated 1 minute from the historic heart of SOUILLAC, this charming property includes :

On the ground floor, living-dining room, fitted and equipped kitchen. On this level, a pretty terrace overlooking the garden.

Above the living room, in mezzanine, an office.

First floor: a first bedroom with its shower room and W.C.

Attic: another bedroom with shower room and W.C. Ideal as a guest room if desired.

In the garden there is a cottage with an open part for the summer kitchen and an extra bedroom in the closed part which can also be converted into an independent office. In the adjacent tower, a toilet and a W.C.

All overlooking the charming landscaped garden and swimming pool. It is possible to drive into the garden from the street.

This property has the particularity of presenting high ceilings especially for the ground floor rooms giving it a "Loft" spirit. It has been renovated with a lot of style and application to offer us a very nice service.

Ideally located, just a few minutes walk from all shops, services, schools, colleges and high schools, this property will suit anyone wishing to live in a "small" provincial town (approx. 3300 inhabitants) with a garden with swimming pool, while being able to go to the market on foot on Friday morning for example... and while being able to work from home.

Situated 3 minutes from the entrance to the A20 motorway, 20 minutes from the A89 motorway, an ideal spot to be able to easily reach distant clients if needed. Less than 30 mn from the main local tourist sites such as ROCAMADOUR, MARTEL, PADIRAC, SARLAT... the 2 guest rooms will be appreciated and could be a complement of income. If you wish to "settle down in the green", Souillac is a good compromise between the big city and the countryside for the pleasure of young and old alike.



