

Character house to refresh: 4 bedrooms, garden, swimming pool and beautiful view.

EXCLUSIVE



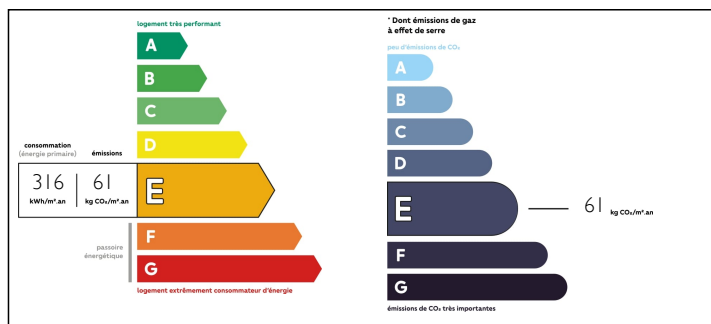
INFORMATION

Town:	Chalvignac
Department:	Cantal
Bed:	5
Bath:	2
Floor:	134 m2
Plot Size:	1242 m2

IN BRIEF

Situated in an authentic Cantal village, a few kilometres from the Dordogne and its beautiful landscapes, this pretty character house awaits you. It has not been lived in for 1 year and will need some refurbishment. 8 km from Mauriac and all amenities, this unique property is perfect for living in peace and quiet, enjoying the swimming pool, and... breathing in the clean country air.

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: 811 EUR

NOTES

DESCRIPTION

The house is immediately habitable, though needing a refreshment in places. It has oil central heating and a wood burning stove in the living room.

This property also has a collective sewage system of the "tout-à-l'égout" type.

The shingle roof was laid over 20 years ago.

It is situated on a plot of 1242m² - a barn is close to the plot but is not part of the sale (photo 1).

On the ground floor, the staircase to the first floor separates a living room of 24m² with a large inglenook fireplace and wood burner and a kitchen (10m²) with adjoining dining room (11.5m²). There is also a bedroom and office to refresh, a vaulted cellar and a bathroom.

On the first floor, 3 possible bedrooms (one of which is over 24 m² with bathroom), two bedrooms, one of which is through-going and a third bathroom. Some of the rooms have a magnificent view of the surrounding countryside.

The house has double glazed windows on the first floor and single glazed windows on the ground floor. Heating system: oil-fired central heating + wood-burning stove in living room.

The roof is made of shingle.

The garden also benefits from a view of the surrounding meadows on one side. It includes a swimming pool (maintained annually by Desjoyaux) and a large shed/garage of over 30m² as well as a park for pets (dogs, chickens,...) and a vegetable garden.

Information about risks to which this property is exposed is available on the Géorisques website :...