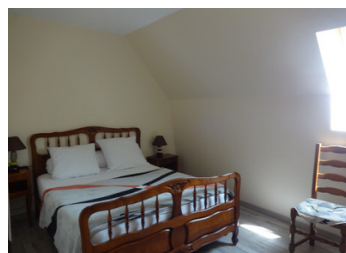
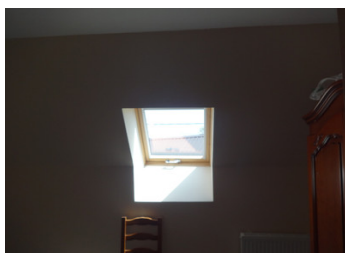
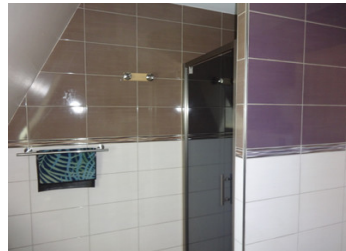
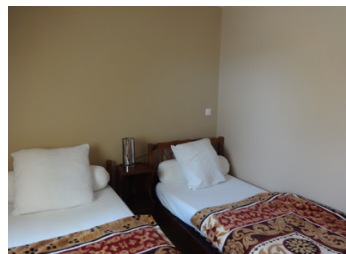


Two Gites Three and Four-bedroom properties, living room and kitchen combined with two bathrooms.



INFORMATION

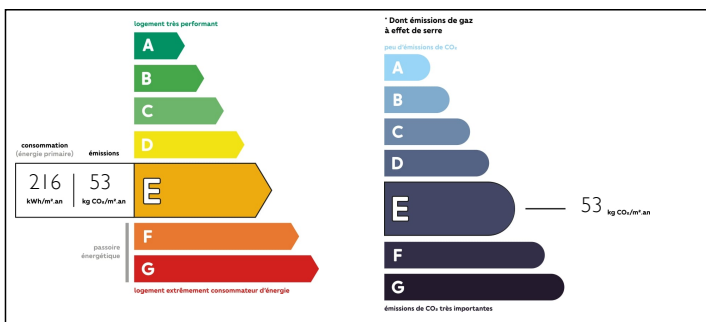
Town:	Saint-Donat
Department:	Puy-de-Dôme
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	460 m2



IN BRIEF

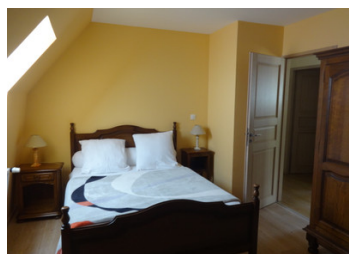
Cottage 1, large lounge and kitchen area (40sqm) and modern shower room with WC, on the ground floor. All with tiled floors for easy cleaning. A staircase leads to the first floor, with three bedrooms (Approx 14sqm) shower room and games / TV room (41sqm), with a door leading to the rear of the property. An attached barn currently used for storage (55sqm) Cottage 2, large living room and kitchen (51m2) and modern shower room with toilet, on the first floor. All floors are tiled for easy cleaning. A staircase leads to the second floor, with three bedrooms (size between 9 - 14sqm), a shower room and with a door leading to the side of the property. An adjoining barn is currently used for storage (75m²). Local towns have schools, bakeries, butchers, pharmacies, doctors and a variety of stores. The ski resorts of Super Besse and Chastreix-Sancy are close by, and Le Mont-Dore...

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.



DESCRIPTION

Cottage 1, large lounge and kitchen area (40sqm) and modern shower room with WC, on the ground floor. All with tiled floors for easy cleaning.

A staircase leads to the first floor, with three bedrooms (Approx 14sqm) shower room and games / TV room (41sqm), with a door leading to the rear of the property. An attached barn currently used for storage (55sqm)

Cottage 2, large living room and kitchen (51m2) and modern shower room with toilet, on the first floor. All floors are tiled for easy cleaning.

A staircase leads to the second floor, with three bedrooms (size between 9 - 14sqm), a shower room and with a door leading to the side of the property. An adjoining barn is currently used for storage (75m²).

Local towns have schools, bakeries, butchers, pharmacies, doctors and a variety of stores. The ski resorts of Super Besse and Chastreix-Sancy are close by, and Le Mont-Dore is around 45 minutes away by car.

Unknown to many, except the French nationals, Cantal, Haute-Loire and Puy-de-Dome and Correze are a hidden gems, in the middle of France, with fresh mountain air and un-spoilt landscape. In the Massif Central mountains, the volcanic landscape of the Cantal has created an all year round adventurous activity location, from winter skiing, mountain walks, cycling and climbing. Water sports on the many lakes and rivers including the Dordogne and Loire offer, sailing, swimming, paddle-boarding and fishing in the numerous rivers including the Dordogne river. Cycling...

NOTES