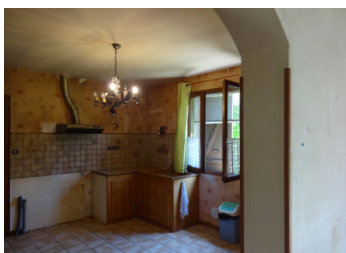


Large four-bedroom detached house. Kitchen and living room, shower room. Large garage and garden.



## INFORMATION

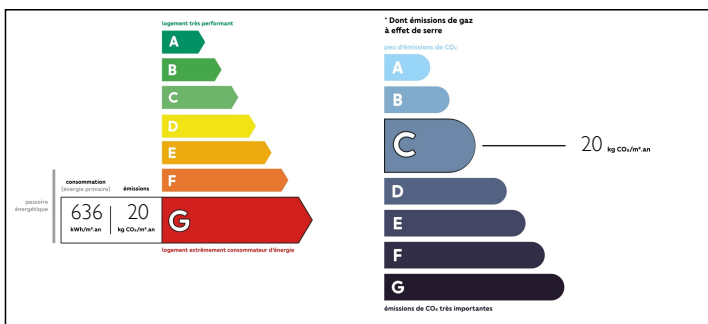
Town:	Vieillespesse
Department:	Cantal
Bed:	4
Bath:	2
Floor:	103 m2
Plot Size:	2354 m2



## IN BRIEF

A traditional built four bedroom house, with kitchen, bathroom and large lounge. There are two bedrooms on the ground floor, both around 12sqm, with wooden or tiled floors and double glazed widows. The kitchen (13sqm) leads to the large lounge (26sqm) with chimney and fire and patio doors leading to the large private garden. The first floor has two further bedrooms and storage rooms. The garage and workshop area is under the house, with full access. The Photovoltaic panels are a good addition to the property, supporting the owners electrical usage throughout the year.

## 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

A traditional built four bedroom house, with kitchen, bathroom and large lounge. There are two bedrooms on the ground floor, both around 12sqm, with wooden or tiled floors and double glazed windows. The kitchen (13sqm) leads to the large lounge (26sqm) with chimney and fire and patio doors leading to the large private garden. The first floor has two further bedrooms and storage rooms. The garage and workshop area is under the house, with full access.

Unknown to many, except the French nationals, Cantal, Haute-Loire and Puy-de-Dôme and Corrèze 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 whether on or off road, there are choices from famous Le Tour routes over mountain passes, Puy Mary, or the forest trails and mountain descents such as Le Lioran. Cantal is a massive adventure playground, or for a more relaxing stroll around a local lake or park.

Amongst the extinct volcanoes in the Auvergne countryside with peaceful villages, medieval towns and larger cities, they all provide opportunity to sample local cuisine, where the food has come straight from the...

## LOCAL TAXES

**Taxe foncière: 512 EUR**

## NOTES