

Fantastic opportunity to own a high quality 5 bedroom, all en-suite, country barn conversion (246m<sup>2</sup>), situated on 20,000m<sup>2</sup> of land with a small 9 hole private golf...



## INFORMATION

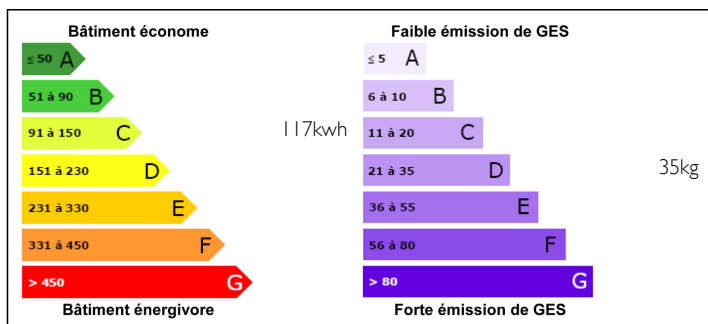
Town:	VEBRET
Department:	Cantal
Bed:	5
Bath:	5
Floor:	246 m <sup>2</sup>
Plot Size:	12710 m <sup>2</sup>



## IN BRIEF

Fantastic opportunity to own a high quality country barn conversion with 5 bedrooms, all with en-suite (246m<sup>2</sup>), situated on 20,000m<sup>2</sup> of land with a small private 9 hole golf course. The open plan ground floor offers a great space to entertain, with a unique wood burner complimenting the underfloor heating. Each of the bedrooms has a coloured theme and all have internet, satellite TV, coffee making facilities. Large outdoor terraced area offers great views across the valley towards the mountains. There are 4 garden sheds, greenhouse, duck pond. 6 CCTV 4 external and 2 inside the property. Great potential for bed and breakfast and small business. Restaurants, cafes, supermarkets and other general stores are all local to Bort-Les-Orgues, as are doctors, dentists and the hospital. Chateau de Val and the barrage lakes are local, with great outdoor activities available including sailing, walking and cycling, fishing, skiing within 1 hour. Limoges airport is...

## 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

Fantastic opportunity to own a high quality country barn conversion with 5 bedrooms, all with en-suite (246m<sup>2</sup>), situated on 20,000m<sup>2</sup> of land with a small private 9 hole golf course.

The open plan ground floor offers a great space to entertain, with a unique wood burner complimenting the underfloor heating. Each of the bedrooms has a coloured theme and all have internet, satellite TV, coffee making facilities. The first floor has three bedrooms and a lounge area, with kitchenette / bar area. Second floor has another bedroom, sauna and chillout room.

Large outdoor terraced area offers great views across the valley towards the mountains. There are 4 garden sheds, greenhouse, duck pond.

6 CCTV 4 external and 2 inside the property.

Great potential for bed and breakfast and small business. Restaurants, cafes, supermarkets and other general stores are all local to Bort-Les-Orgues, as are doctors, dentists and the hospital. Chateau de Val and the barrage lakes are local, with great outdoor activities available including sailing, walking and cycling, fishing, skiing within 1 hour. Limoges airport is approximately 2 hours away.

The buyer has the opportunity to buy the house as "en viager / à terme libre" ? Whereby there is an initial "balloon" payment followed by monthly instalments paid to the vendor.

## LOCAL TAXES

**Taxe foncière: 2119 EUR**

**Taxe habitation: 2013 EUR**

## NOTES