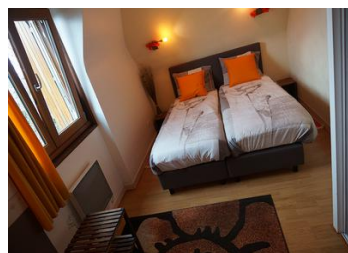


House currently used as Chambres et table d'hotels, composed of 9 bedrooms, all with bathroom. Large living room (70m2) and professional kitchen, with wine cellar. Private apartment...



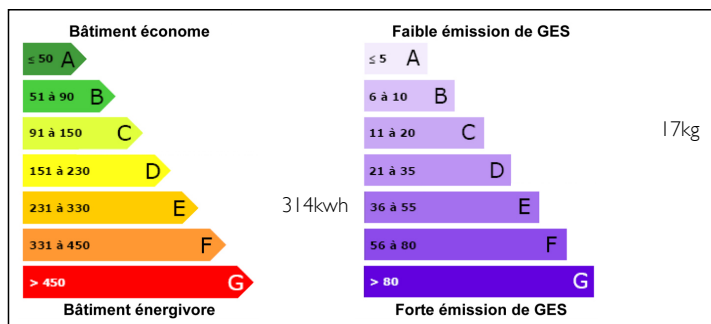
INFORMATION

Town:	RIOM ES MONTAGNES
Department:	Cantal
Bed:	9
Bath:	8
Floor:	350 m2
Plot Size:	30000 m2

IN BRIEF

House for sale in Riom es Montagnes, Cantal, which is currently being used as a bed and breakfast and small restaurant. It consists of a ground floor with a professional kitchen, a combined dining and lounge with fireplace. A guest WC with washbasin, a guest kitchenette, a storeroom and a wine cellar. On the first floor: a bedroom with a shower room and toilet, a bedroom with a small living room, a shower room with toilet, a treatment room, a laundry room, a toilet, two cupboards and an apartment type T2 with access to a balcony. Second floor: two bedrooms with living room, a shower room and toilet and two bedrooms with shower room and toilet. Outside terracing and undercover dining area with view over the town towards the mountains. A private driveway Car-parking for 10 cars, garage and storage sheds with no neighbours. Land of 30,000m2, adjoining and...

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

House for sale in Riom es Montagnes, Cantal, which is currently being used as a bed and breakfast and small restaurant. It consists of a ground floor with a professional kitchen, a combined dining and lounge with fireplace. A guest WC with washbasin, a guest kitchenette, a storeroom and a wine cellar. On the first floor: a bedroom with a shower room and toilet, a bedroom with a small living room, a shower room with toilet, a treatment room, a laundry room, a toilet, two cupboards and an apartment type T2 with access to a balcony. Second floor: two bedrooms with living room, a shower room and toilet and two bedrooms with shower room and toilet. Outside terracing and undercover dining area with view over the town towards the mountains. A private driveway Car-parking for 10 cars, garage and storage sheds with no neighbours. Land of 30,000m², adjoining and non-adjoining land, of woodland and pasture. Newly installed fosse septic (2012) Supermarkets, bakers, butchers, tourist shops, bars, restaurants and other attractions, such as cinema and local tourist mountain train are all local in Riom es Montagnes. Schools for all ages of children locally, as well as doctors and dentists. Cantal, unknown to many, except the French nationals, the Cantal is a hidden gem, 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...

LOCAL TAXES

Taxe foncière: 1388 EUR

NOTES