

Property consisting of two houses in perfect condition on a wooded and enclosed plot of 4587 m2, quiet assured, peaceful atmosphere. This property can be suitable for a...



INFORMATION

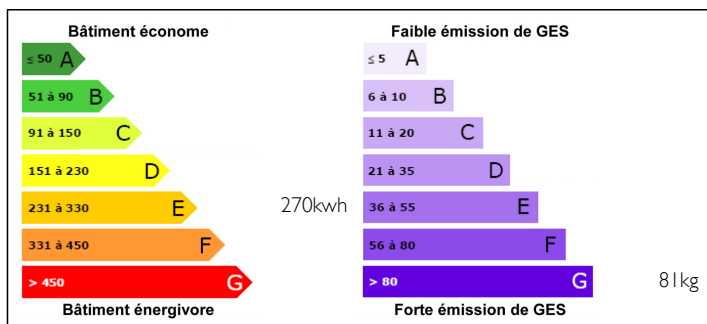
Town:	MAURS
Department:	Cantal
Bed:	5
Bath:	3
Floor:	261 m2
Plot Size:	4587 m2



IN BRIEF

Ideally located in the countryside but on the outskirts of a large town and close to all amenities: the cities of Rodez (Aveyron) and its airport, Figeac (Lot), Aurillac (35 mn by car), Brive and Toulouse Primary school 100 m from the house. The city of Maurs is very lively, has many shops and a very lively market on Thursdays. Many festivals are organized and it is good to live in this region of the Chataigneraie. Beautiful region where life is good, also close to the Lioran (ski resort)

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

Detailed description:

MAIN HOUSE: 160 m² + 95 m²

- Ground floor

Entrance hall: 12 m², Kitchen 14 m², Lounge 24 m², dining room 17 m², bedroom 1 of 12 m², bathroom, WC

- Floor :

Beautiful room landing of 25 m², bedroom 2 of 21 m² with shower room 3 m², bedroom 3 of 19 m², bedroom or office of 9 m², WC

- Basement :

Laundry room of 14 m², garage of 63 m², cellar of 16 m² and storage room of 2 m²

HOUSE OF FRIENDS: 100 m² + 55 m²

- Ground floor:

Kitchen/master room, ger 24 m², Living room 25 m², bathroom 5 m², WC

- Floor :

Large room to be converted of 47 m²

- Basement :

Garage 13 m², cellar 12 m², workshop 30 m²

LOCAL TAXES

Taxe foncière: 1322 EUR

Taxe habitation: 996 EUR

NOTES