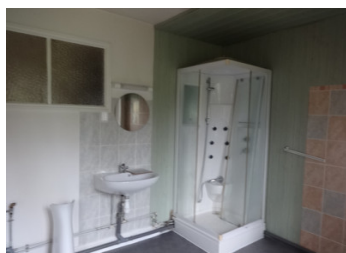


Former shop with two two-bedroom flats. Also a large attic and a cellar.



INFORMATION

Town:	Condat
Department:	Cantal
Bed:	4
Bath:	2
Floor:	151 m2
Plot Size:	118 m2



IN BRIEF

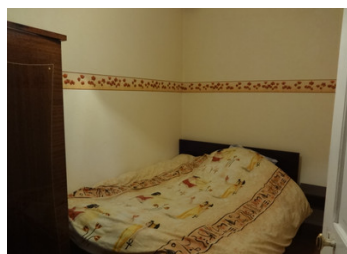
The shop is accessed from the main street and is 53.6 sqm, including storage areas, also with access too the rear garden area (23.3 sqm). There is a separate entrance, through an ancient doorway leading to the apartments on the first and second floors as well as a cellar (35 sqm). The first floor apartment has two bedrooms (8.3 & 12.6 sqm), with views over the town. Open plan kitchen and lounge, with fireplace (29.7 sqm). Bathroom and separate W/C. The second floor apartment is a similar layout, with two bedrooms (9 & 13 sqm) Open plan lounge and kitchen (26.9 sqm) Bathroom and W/C. The staircase leads to the attic area, which could easily transformed to a third apartment. The apartments all have double glazed windows.

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

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The property was once a shop, with two apartments. Although it could easily be converted into four apartments. Or changed to a bed and breakfast, with the shop section being the guest dining area and kitchen. The two apartments are well maintained and ready for rental now., generating an income immediately. Condat is set in the National Park of Volcanoes and is popular with tourists. Close to ski resorts and the Cantal mountains, including Puy-Mary.

Larger towns of Saint-Flour, Murat and Clermont-Ferrand are all within an hours drive.

Unknown to many, except the French nationals, the Cantal and Puy-de-Dome are a hidden gem, in the middle of France, with fresh mountain air and un-spoilt landscape. ...

NOTES