

Large family house (120m2), four bedrooms, kitchen, living room, bathroom. Cellar and garage with garden.



INFORMATION

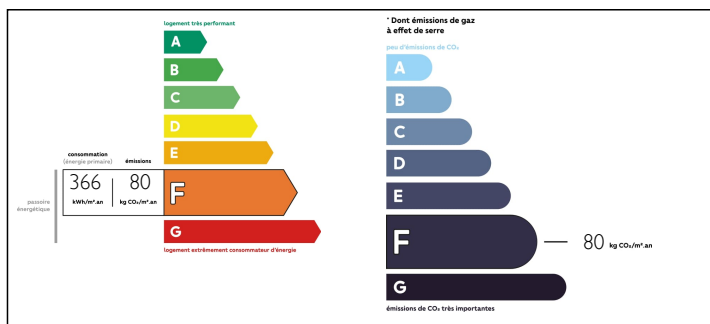
Town:	Ydes
Department:	Cantal
Bed:	4
Bath:	1
Floor:	120 m2
Plot Size:	923 m2

IN BRIEF

A large traditional family home, that is ready to be transformed by the new owners. The potential for this house, to be converted to a small bed and breakfast, gite or to be a large modern family home. Entry through a grand doorway into a large hallway, which gives access to the right to a kitchen (16sqm) and dining room. To the left of the hallway is a large lounge with chimney (15.5sqm) and adjacent room (15.5sqm). Possibility of a bedroom (15.5sqm) On the first floor are three bedrooms, all with a small room attached that could be transformed into a shower room or dressing room / storage, giving three separate ensuite bedrooms. A large garage and storage area is located underneath the house, with extra off street parking to the rear of the house. The garden has been kept maintained and offers views of the valley towards Ydes.



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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NOTES

Unknown to many, except the French nationals, Cantal, Haute-Loire and Puy-de-Dome and Correze 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...