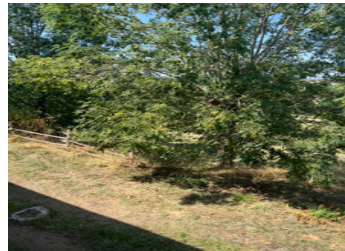


Renovated farmhouse, six bedrooms, kitchen, living/dining room, laundry room/storage room, garage, and barn.



## INFORMATION

Town:	Saint-Flour
Department:	Cantal
Bed:	6
Bath:	3
Floor:	225 m2
Plot Size:	4082 m2



## IN BRIEF

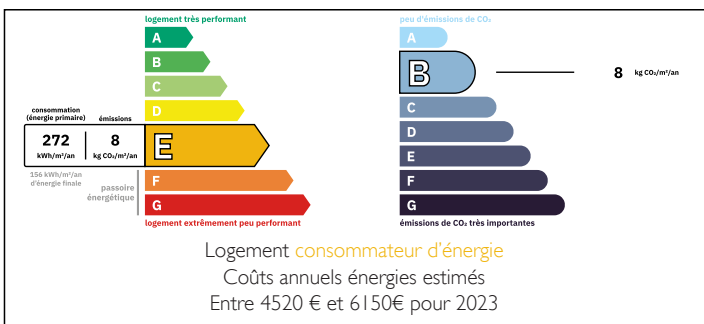
This beautiful property is an ideal large family home with a two bedroom separate apartment. The house is accessed from the front garden through a large glass door and solid wooden door. The entrance hall has a large lounge to the right, with views across the countryside, large open fireplace with a wood pellet fire.

The kitchen is located to the left of the entrance, fully fitted with a small fireplace.

A short staircase leads down to a utility room, with a WC, also two storage rooms and access to the ground floor of the barn / garage.

From the entrance hall, a solid wood staircase leads to the upper floors of the house. First floor, two bedrooms with bathrooms all with wooden floors and double glazed windows. The second floor has two more bedrooms, then the third...

## 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

This beautiful property is an ideal large family home with a two bedroom separate apartment. The house is accessed from the front garden through a large glass door and solid wooden door. The entrance hall has a large lounge to the right, with views across the countryside, large open fireplace with a wood pellet fire.

The kitchen is located to the left of the entrance, fully fitted with a small fireplace.

A short staircase leads down to a utility room, with a WC, also two storage rooms and access to the ground floor of the barn / garage.

From the entrance hall, a solid wood staircase leads to the upper floors of the house. First floor, two bedrooms with bathrooms all with wooden floors and double glazed windows. The second floor has two more bedrooms, then the third has the two bedroom apartment.

There is a two floor barn with concrete floors and ready to convert, maybe for entertainment or to create a gite.

The garden has dog kennels and horse stables.

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES