LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42065AC15 Price: 92 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (83 637 EUR without fees)

Country house, Second home







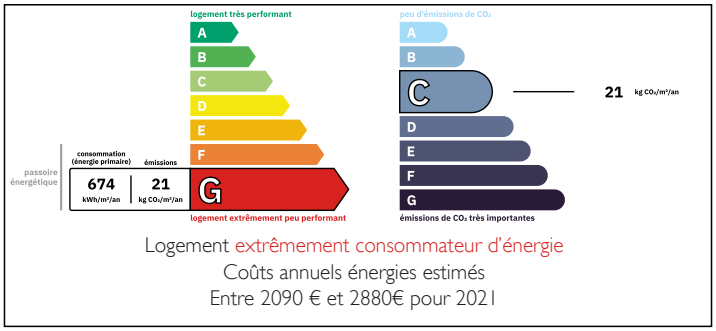








ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2090 € et 2880€ pour 2021

INFORMATION

Town:	Lugarde
Department:	Cantal
Bed:	2
Bath:	1
Floor:	62 m2
Plot Size:	1765 m2

IN BRIEF

Character Property in the Heart of the Massif Central

Set in a preserved natural environment, this charming former railway keeper's house will appeal to buyers seeking peace, space and authenticity.

The house has been recently renovated and is ready to move into.

Ground floor:

Shower room of 4.10 m², completely new in 2023

Landing of 2.95 m²

Fully equipped open-plan kitchen and bright living/dining area of 27 m²

Double-glazed windows throughout.

A wood-burning stove provides warmth and a cosy atmosphere, complemented by ceramic electric radiators in the living area.

First floor:

Two spacious bedrooms of 10.10 m² and 14 m²

Corridor of 3.20 m²

Additional hallway space of 1.30 m²

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.

Large...

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LOCAL TAXES

Taxe foncière: **494 EUR**

NOTES

DESCRIPTION

Charming Country Home in the Heart of Nature – Massif Central

Set in an unspoilt natural landscape, this charming former railway keeper's house is an invitation to slow down and reconnect with nature. An ideal retreat for holidays, a fresh start for a family, or a peaceful permanent residence far from crowds and stress.

Recently renovated, the house offers a bright living area with open-plan kitchen, a brand-new bathroom, a cozy wood-burning stove, and two spacious bedrooms upstairs. Absolute peace and quiet are guaranteed, as the nearby railway line is used only in summer for a tourist rail-bike activity.

Close to some of the most beautiful sites of the Massif Central (Puy Mary, Super Lioran, Super Besse, Le Mont-Dore), the property also includes 1,765 m² of land, a carport, and a large workshop / barn.

A rare opportunity for those seeking nature, simplicity and freedom in France.

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