

A property comprising five bedrooms, two shower rooms, a large living room, a dining room and a kitchen.



INFORMATION

Town:	Saint-Amandin
Department:	Cantal
Bed:	5
Bath:	2
Floor:	140 m2
Plot Size:	3733 m2

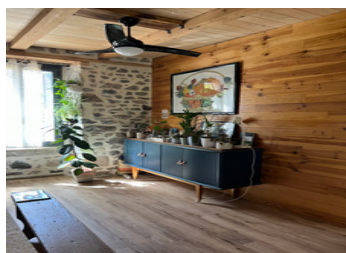
IN BRIEF

Five bedroom property, with large combined lounge, kitchen and dining room. Bedroom and shower room on the ground floor. Access to the rear garden and barn from the kitchen.

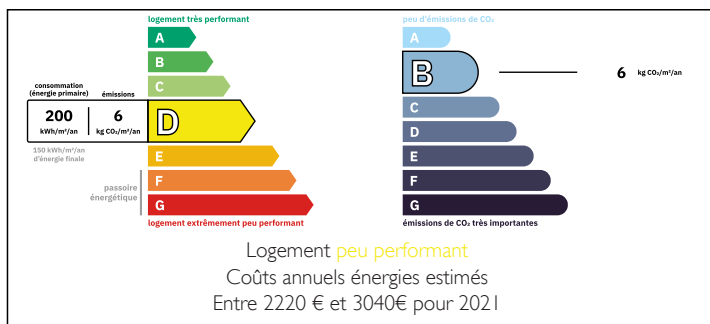
First floor accessed either from internal staircase or external stone stairs to the side of the property, four bedrooms and a bathroom are located there, with an office area access to the attic, which is easily converted to suite the buyers needs.

The barn is currently used as a workshop and a stables for two horses.

There is a large garden with a vegetable garden along with a separate garage. Access to the local river is also included with the house..



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

Five bedroom property, with large combined lounge, kitchen and dining room. Bedroom and shower room on the ground floor. Access to the rear garden and barn from the kitchen.

First floor accessed either from internal staircase or external stone stairs to the side of the property, four bedrooms and a bathroom are located there, with an office area access to the attic, which is easily converted to suite the buyers needs.

The barn is currently used as a workshop and a stables for two horses.

There is a large garden with a vegetable garden along with a separate garage. Access to the local river is also included with the house.

Unknown to all but the French, Haute-Loire, Corrèze, Cantal and Puy-de-Dôme are hidden gems in the middle of France, with fresh mountain air and unspoilt scenery. In the mountains of the Massif Central, Cantal's volcanic landscape has created a place for adventurous year-round activities, from winter skiing to mountain hiking, cycling and climbing. Water sports include sailing, swimming, paddle-boarding and fishing in the many lakes and rivers, including the Dordogne and Loire. Cycling, whether on- or off-road, you can choose between the famous Tour routes over mountain passes such as Puy Mary, or forest trails and mountain descents such as Le Lioran. Cantal is a great place for adventure, or for a more relaxing stroll around a local lake or park. Among the extinct volcanoes of the Auvergne countryside, peaceful villages, medieval towns and large cities are...

NOTES