

A remarkable stone property, tastefully renovated. Converted barn, garden, well, garage, terraces, calm !



INFORMATION

Town:	Saint-Martin-Valmeroux
Department:	Cantal
Bed:	2
Bath:	1
Floor:	180 m2
Plot Size:	1560 m2

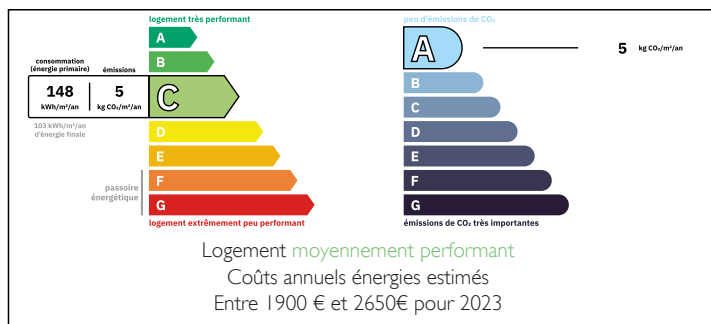
IN BRIEF

For lovers of stone, beautiful exposed beams, generous living spaces and high-quality fittings. Peacefully situated in a charming village in the Cantal, just 10 km from Salers, this property comprises a beautifully renovated character stone house and a converted barn.

The living room, bedrooms and barn all offer particularly generous proportions. The garden, with its stone walls, terraces and mature trees, is truly unique. Its stone-covered well and former bread oven add to the authentic character and charm of the property.



ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 1420 EUR

NOTES

DESCRIPTION

A lava stone house, covered with traditional lauze stone roofing

Ground floor:

A magnificent 90m² open-plan living, kitchen and sitting area featuring exposed stone and beams, a traditional stone sink and two beautiful stone cantous, each equipped with a wood-burning stove. There is also a 7.5m² bathroom with both bath and shower, plus a utility room with WC.

First floor:

A bright 20m² landing leads to two spacious bedrooms of 20m² and 26m², together with a shower room. The stone dormer windows are original features dating from the period.

Basement:

A well-ventilated 20m² stone cellar with a concrete floor.

Adjoining the house:

A fully equipped, bespoke 11m² summer kitchen with a superb bread oven in excellent condition, opening onto a 50m² stone terrace.

The house benefits from fibre-optic broadband.

Sanitation: mains drainage.

Heating: air-source heat pump, reversible air conditioning and two wood-burning stoves.

The property has double-glazed windows and meticulous insulation.

The air-source heating system operates via a Mitsubishi air-source heat pump, which captures heat from the surrounding air and transfers it into the house.

The fittings and equipment are of excellent quality, including GROHE taps and a bespoke, high-end PERENE kitchen.

The converted barn, covered with corrugated metal roofing – two levels

Level 1 – upper floor:

A spacious 170m² leisure room, currently used as a billiards room, gym and television area.

Level 2 – garden level:

A 126m² space currently used as a workshop, wood store and cellar. There is also a 45m² garage beneath a concrete floor slab, providing parking for at least