LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48515PRD15 Price: 349 650 EUR

agency fees included: 5 % TTC to be paid by the buyer (333 000 EUR without fees)

A beautiful, peaceful country property: 3.9 acres, swimming pool, spring, orchard, stunning views















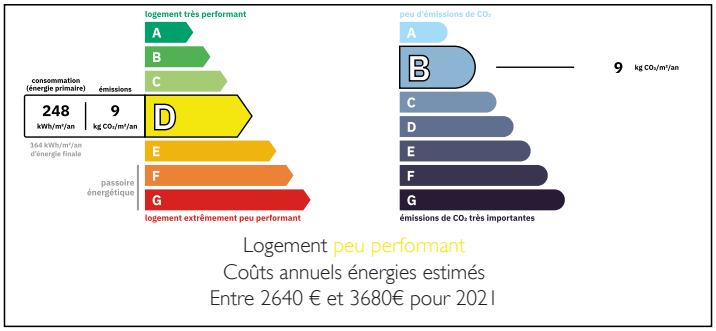
INFORMATION

Town:	Mauriac
Department:	Cantal
Bed:	3
Bath:	1
Floor:	126 m2
Plot Size:	16395 m2

IN BRIEF

A few kilometres from Mauriac, a charming property in a peaceful, secluded location with plenty of land and a magnificent panoramic view.
For those who love traditional stone-built properties, spacious rooms, open spaces and peace and quiet!

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2640 € et 3680€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48515PRD15 Price: 349 650 EUR

agency fees included: 5 % TTC to be paid by the buyer (333 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**1072 EUR**

NOTES

DESCRIPTION

The slate-roofed house has a floor area of 150m² and is laid out as follows on the ground floor:
A beautiful, characterful living room (49m²) with a cantou and an open-plan double-hearth fireplace (with both an insert and an open hearth), a toilet and access to the swimming pool via a charming stone steps, and a spacious, fully-fitted kitchen (24m²) with a pellet stove.
Access to the first floor is via a beautiful solid wood staircase. A 14m² hallway leads to three bright bedrooms (21m², easily divisible into two bedrooms; 12m² and 11m² under the Carrez law) and a 5m² bathroom.
In the basement, there is a 13m² cellar.
Adjoining the house is a 25m² garage (with a 2.20m-wide entrance) and an 18m² workshop, which is equipped with everything needed to install an additional toilet and shower, amongst other things.
Sewage system: Septic tank.
Heating system: Pellet stove, open fireplace with double hearth and electric heaters.
The house is fitted with fibre-optic broadband and mosquito nets.
At the rear of the house, there is a 12 x 3 m swimming pool with a lap lane (1.5 m deep) and a magnificent view of Puy Mary.
Set on 1.6 hectares of land, there is a spring and a fertile orchard (apple, pear, plum, apricot, cherry, hazelnut and walnut trees), as well as numerous relaxation areas.
There is the possibility of acquiring much more land, an additional spring and a barn in need of renovation comprising two storeys of 160m² each.
This property is situated right next to hiking trails, with access to a river 800 metres away. It is ideally located 7 km from Mauriac (all amenities), 20 km from Salers, 29 km from Bort-les-Orgues, 60 km from Aurillac (airport) and 110 km from Brive-la-Gaillarde (airport).
The natural and historical surroundings are exceptional (numerous historic towns, lakes, golf...