

Three bedroom house (73.4 m), large garage and storage area, with small house and large barn.



INFORMATION

Town:	Menet
Department:	Cantal
Bed:	4
Bath:	2
Floor:	100 m2
Plot Size:	4028 m2



ENERGY - DPE

DPE not required.

IN BRIEF

Situated in the beautiful ancient village of Menet. This three bedroom house is ready to live in, with another small one bedroom house and a large barn that could easily be transformed into a house or workshops / artist's studio.

Main house.

Entry either via the garage or front door. The garage (35sqm) also includes a utility room and oil heating boiler. Next to the front door is a study / office, with a staircase leading to

First floor.

Lounge (18sqm) with wooden floors.

Opposite is the kitchen (12.4sqm), with tiled floor and a pantry.

Bedroom 1 (13sqm) has views towards the mountains, as does bedroom 3 (10sqm)

Bedroom 2 has views towards the church.

There is a bathroom and separate WC, which also has a pull-down ladder for access to the attic area.

There is a small house, one bedroom, with shower

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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.



DESCRIPTION

The garage (35sqm) also includes a utility room and oil heating boiler. Next to the front door is a study / office, with a staircase leading to the first floor.

Lounge (18sqm) with wooden floors.

Opposite is the kitchen (12.4sqm), with tiled floor and pantry.

Bedroom 1 (13sqm) has views towards the mountains, as does bedroom 3 (10sqm)

Bedroom 2 has views towards the church.

There is a bathroom and separate WC, which also has a pull down ladder for access to the attic area.

There is a small house, one bedroom, with shower room and combined lounge / kitchen, ready to live in.

Also a large two storey barn (144sqm), ready to convert, with separate roadside access.

LOCAL TAXES

Taxe habitation: EUR

NOTES

Unknown to many, except the French nationals, the Correze, Cantal and Puy-de-Dome are hidden gems, in the middle of France, with fresh mountain air and un-spoilt landscape. In the Massif Central mountains, the volcanic landscape of the Cantal has created an all year round adventurous activity location, from winter skiing, mountain walks, cycling and climbing. Water sports on the many lakes and rivers including, sailing, swimming, paddle-boarding and fishing in the numerous rivers including the Dordogne river. Cycling whether on or off road, there are choices from famous Le Tour routes over mountain passes, Puy Mary, or the forest trails and mountain descents such as Le Lioran. Cantal is a massive adventure playground, or for a more relaxing stroll around a local lake or park.

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