

Character house with a self-contained flat. Great touristic small town location.



INFORMATION

Town:	Ydes
Department:	Cantal
Bed:	5
Bath:	2
Floor:	202 m2
Plot Size:	977 m2



IN BRIEF

This beautiful character house in a small town used to be a bakery. It has numerous original features, good sized living rooms, three/four bedrooms and the possibility to increase the habitable space. Plus there is a self contained flat with its own little garden suitable for holiday rental.

It is only 1,2km to the small town of Ydes where you have all the daily amenities. 10km away is the larger town of Bort-les-Orgues.

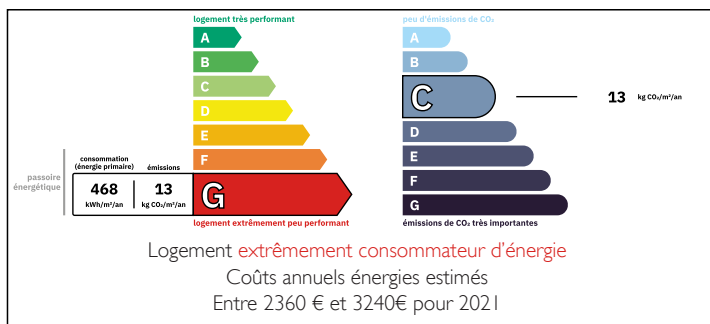
This house is surrounded by beautiful countryside, towns and villages, rivers, lakes, mountains, ski resorts, so plenty on offer. A great area for lovers of nature and ski resorts are only about an hour away.

Train station at Ussel (40km), which has a connection to Limoges.

A89 motorway access 37 km.

International airports at Limoges, Clermont-Ferrand

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.



LOCAL TAXES

Taxe foncière: 1151 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in the small town of Ydes this detached house on a plot of 977m² currently offers a living area of 202m² comprising :

Ground floor :

There are two main entrances.

The first, on the left, leads to :

entrance hallway with staircase, toilet and a door leading to a second entrance hallway

kitchen / dining / living room (48m²) with woodburner

cellar

bedroom or office (11m²)

1st floor :

hallway with large cupboards (13m²)

3 bedrooms (11m², 14m², 15m²)

bathroom with a shower, a free standing bath, twin basins and a toilet (11m²)

A staircase leads to the large loft which would be easily convertible (101m²).

The second entrance hallway (12m²) leads to the old bakery area (approx 95m²) which is in total need of renovating. It is currently being used for storage and a workshop. There are windows and PVC doors that lead to the front courtyard.

Accessed at the rear of the property is the self contained apartment which has its own terrace and a small garden :

kitchen (10m²)

lounge / dining room (26m²) with a woodburner and door leading to the terrace

bedroom (10m²)

shower room

Also at the back of the house you have access to a large room of 58m², here you have an old fireplace and you could have access to the next level which is connected to the loft. This room needs total