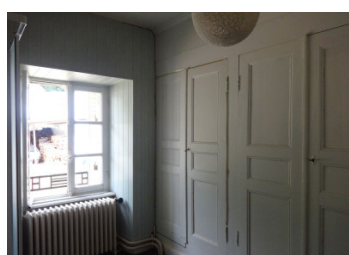


Three-bedroom property with living room, kitchen, cellar and bathroom. Large barn with garage and garage.



## INFORMATION

Town:	Saint-Saturnin
Department:	Cantal
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	1623 m2

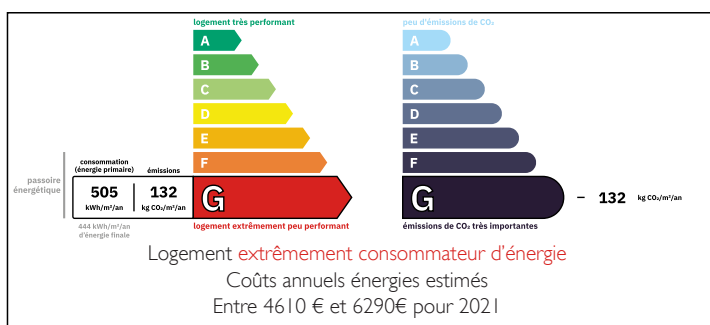
## IN BRIEF

Ancient farmhouse, in a small hamlet in the La Santoire valley, with mountain views. The property is accessed from a private garden, with lounge and kitchen on the ground floor.

The kitchen (22sqm) has a hidden cantou chimney and good sized pantry. Views over the valley, a perfect place to entertain with family and friends. The lounge (25sqm) has solid wooden floors and double glazed windows.

The corridor leads to a hardwood staircase to the first floor bedrooms and bathroom. Bedroom 1 (22sqm) and bedroom 2 (20sqm) both have views down the La Santoire valley towards Puy-Mary, bedroom 3 (15.1sqm) has an access door to the rear of the house. The bathroom (11.5sqm) also has an access staircase to the large attic, that could be converted. There is a large attached barn (100sqm) and a separate garage that can accommodate...

## 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

Ancient farmhouse, in a small hamlet in the La Santoire valley, with mountain views. The property is accessed from a private garden, with lounge and kitchen on the ground floor.

The kitchen (22sqm) has a hidden cantou chimney and good sized pantry. Views over the valley, a perfect place to entertain with family and friends. The lounge (25sqm) has solid wooden floors and double glazed windows.

The corridor leads to a hardwood staircase to the first floor bedrooms and bathroom. Bedroom 1 (22sqm) and bedroom 2 (20sqm) both have views down the La Santoire valley towards Puy-Mary, bedroom 3 (15.1sqm) has an access door to the rear of the house. The bathroom (11.5sqm) also has an access staircase to the large attic, that could be converted. There is a large attached barn (100sqm) and a separate garage that can accommodate two cars. Local villages of Saint Bonnet de Condat, Alliance and Marcenat all have cafes, restaurants and bars, as well as doctors and pharmacies.

Unknown to many, except the French nationals, Cantal, Haute-Loire and Puy-de-Dome and Correze are a hidden gem, in the middle of France, with fresh mountain air and unspoilt 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 the Dordogne and Loire offer, sailing, swimming, paddle-boarding and fishing in the numerous rivers including...

## NOTES