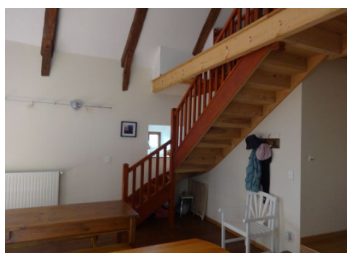


Beautifully renovated barn with four bedrooms, kitchen and living room combined.



## INFORMATION

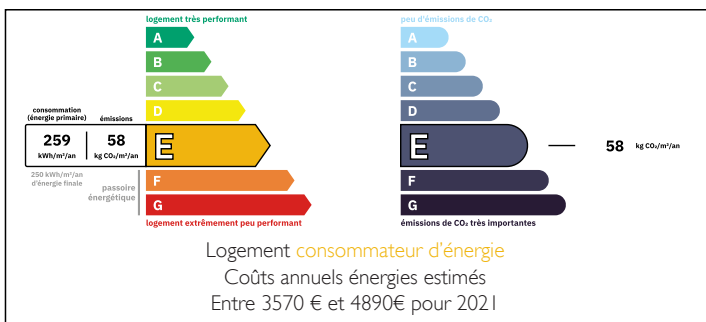
Town:	Coltines
Department:	Cantal
Bed:	4
Bath:	3
Floor:	140 m2
Plot Size:	566 m2

## IN BRIEF

Large four bedroom house, with large lounge, kitchen and dining room (63sqm), accessed via an earthen ramp from the garden. The main wall is exposed stone with a wood fire stove. The floors are wood throughout, newly laid by the current owners. A fully fitted kitchen including dishwasher, cooker and fridge. The room is heated by four modern radiators as well as the wood stove. A short corridor leads to two bedrooms, bathroom and shower / utility room. The master bedroom includes a walk-in wardrobe. From the lounge a mezzanine floor is accessed, which is currently used as a large office and curtained bedroom.

Under the main house, the original farmhouse is located. The lounge has a beautiful Cantou fireplace and inbuilt Auvergne beds. Tiled floors throughout, with separate WC, shower-room, kitchen, potential extra bedroom and barn, with...

## 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 habitation: EUR

## NOTES

## DESCRIPTION

Large four bedroom house, with large lounge, kitchen and dining room (63sqm), accessed via an earthen ramp from the garden. The main wall is exposed stone with a wood fire stove. The floors are wood throughout, newly laid by the current owners. A fully fitted kitchen including dishwasher, cooker and fridge. The room is heated by four modern radiators as well as the wood stove. A short corridor leads to two bedrooms, bathroom and shower / utility room. The master bedroom includes a walk-in wardrobe. From the lounge a mezzanine floor is accessed, which is currently used as a large office and curtained bedroom.

Under the main house, the original farmhouse is located. The lounge has a beautiful Cantou fireplace and inbuilt Auvergne beds. Tiled floors throughout, with separate WC, shower-room, kitchen, potential extra bedroom and barn, with central heating boiler. The garden has space to park a car and room for outdoor entertaining.

Unknown to many, except the French nationals, Cantal, Haute-Loire and Puy-de-Dome and Correze are a 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 the Dordogne and Loire offer, sailing, swimming, paddle-boarding and fishing in the numerous rivers including the Dordogne river. Cycling whether on...