

Two-bedroom farmhouse with kitchen, living room and shower room. Large two-storey barn.



INFORMATION

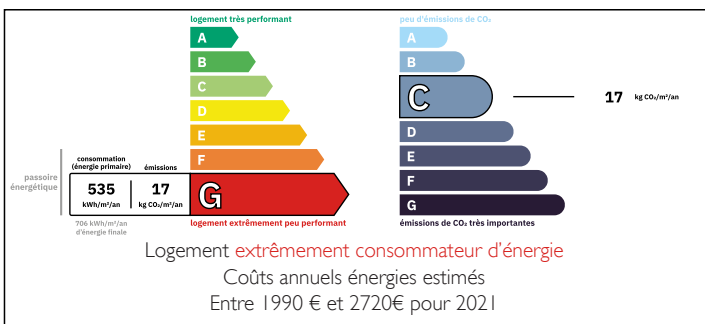
Town:	Beaulieu
Department:	Cantal
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	4328 m2

IN BRIEF

A lovely two bedroom property with room to renovate and expand into the barn. The property is accessed via a quiet road and gated entrance. The large garden surrounds the house and include a new in ground swimming pool. Entering the house into the lounge (27m2) with large open fireplace with wood burning stove. The two bedrooms and kitchen are all accessed from the lounge. The main bedroom (15m2) also has an external door to the garden and views to the swimming pool. Bedroom two (14m2) and lounge have views across the garden and fields. All floors are tiled and were recently laid on concrete floors. The W/C and shower room are located down a short corridor with a small cave for ancient food storage. The lower barn can be accessed from the house with the possibility to extend...



ENERGY - DPE



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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

A lovely two bedroom property with room to renovate and expand into the barn. The property is accessed via a quiet road and gated entrance. The large garden surrounds the house and include a new in ground swimming pool. Entering the house into the lounge (27m²) with large open fireplace with wood burning stove. The two bedrooms and kitchen are all accessed from the lounge. The main bedroom (15m²) also has an external door to the garden and views to the swimming pool. Bedroom two (14m²) and lounge have views across the garden and fields. All floors are tiled and were recently laid on concrete floors. The W/C and shower room are located down a short corridor with a small cave for ancient food storage.

The lower barn can be accessed from the house with the possibility to extend the house and add more bedrooms. The upper barn is the full length of the house and can again be easily converted.

LOCAL TAXES

Taxe foncière: 668 EUR

Taxe habitation: EUR

NOTES

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...