

Large house in a housing estate to renovate with separate flat, orchard, large garage and well.



## INFORMATION

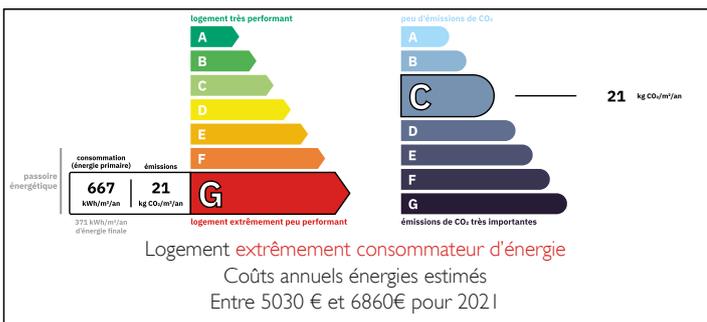
|             |                        |
|-------------|------------------------|
| Town:       | Saint-Martin-Valmeroux |
| Department: | Cantal                 |
| Bed:        | 5                      |
| Bath:       | 3                      |
| Floor:      | 114 m <sup>2</sup>     |
| Plot Size:  | 1006 m <sup>2</sup>    |



## IN BRIEF

In a historic village in Cantal, in the heart of the Salers region and in a housing estate, this large, practical house with its separate flat and orchard offers good value for money.

## 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

The house :

Ground floor: living/dining room of 36m<sup>2</sup>, kitchen and bathroom with wc. Access to the garage.

On the first floor: the corridor (solid wood parquet flooring) leads to 4 bright bedrooms (3 bedrooms of 11.5m<sup>2</sup> and one bedroom of 14m<sup>2</sup>), a bathroom with bath to renovate and wc. There is also a large 40m<sup>2</sup> room that could be converted into a games room, study, workshop or lounge. There is an adjoining 30m<sup>2</sup> storage room.

On the second floor: a 110 m<sup>2</sup> convertible attic and a cellar in the basement.

Heating: wood burner (living room) and electric heating, single-glazed windows.

Garage: length 9.4m x width 4.6m. Height of garage entrance: 3.05 metres.

Sewage system: mains drainage.

Travassac slate roof.

Outside, on the garden level, access to an independent flat with a living room/kitchen, a 14m<sup>2</sup> bedroom and a bathroom with toilet.

Adjoining is a slate roofed area used for wood storage and a workshop.

Attractive garden with orchard (apple, peach, currant, pear, raspberry, quince and plum trees).

There is also a well with a water level of 7 metres (pump available).

This property is quiet but is located in a housing estate, so there are neighbours nearby.

Village with a rich built heritage located 20km from Mauriac and 30km from Aurillac (airport).

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 970 EUR**

**Taxe habitation: EUR**

## NOTES