

Nine-bedroom property with three reception rooms/lounges, kitchen. Terrace and grounds.



INFORMATION

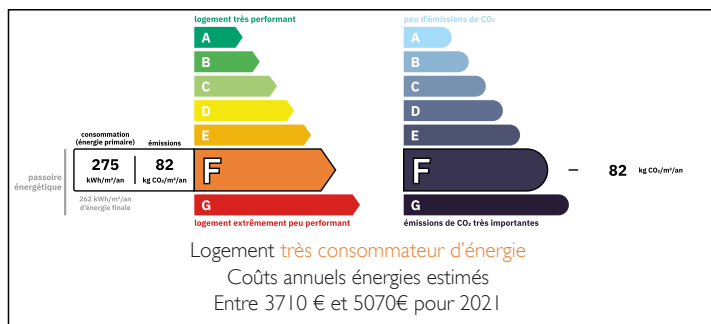
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|-------------|-----------|
| Town: | Bassignac |
| Department: | Cantal |
| Bed: | 9 |
| Bath: | 6 |
| Floor: | 300 m2 |
| Plot Size: | 2780 m2 |

IN BRIEF

Large traditional stone built property, roadside location with extensive garden and land. The nine bedroom property was previously a hotel and restaurant with bar. The ground floor has three large reception rooms (121sqm) as well as a bar area with large Auvergne style fireplace. Kitchen/storeroom (35sqm) complete the ground floor. The first floor has the nine bedrooms, ranging from 21 sqm to 10sqm. The second floor is open plan and could be used for a reception room or further large bedroom. The property is in overall good standard, but does require extensive redecorating and restyling throughout to the new owners style. This property has huge potential and could be used as a restaurant or bed & breakfast.



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

Unknown to all but the French, Haute-Loire, Correze, Cantal and Puy-de-Dôme are hidden gems in the middle of France, with fresh mountain air and unspoilt scenery. In the mountains of the Massif Central, Cantal's volcanic landscape has created a place for adventurous year-round activities, from winter skiing to mountain hiking, cycling and climbing. Water sports include sailing, swimming, paddle-boarding and fishing in the many lakes and rivers, including the Dordogne and Loire. Cycling, whether on- or off-road, you can choose between the famous Tour routes over mountain passes such as Puy Mary, or forest trails and mountain descents such as Le Lioran. Cantal is a great place for adventure, or for a more relaxing stroll around a local lake or park. Among the extinct volcanoes of the Auvergne countryside, peaceful villages, medieval towns and large cities are all opportunities to sample local cuisine, where food comes directly from local farmers and the surrounding land. Cantal, Bleu d'Auvergne and Salers are just a selection of the fantastic cheeses available, which can be followed along the Cheese Route. Local historic sites to visit include Saint Flour, with its Gothic cathedral, and, to the south, Gustave Eiffel's magnificent Garabit viaduct, which crosses the steep Truyère valley. The old village of Salers, one of the most beautiful villages in France, offers hands-on demonstrations of the countryside, from milking cows to creating bespoke knives. To the south of the Cantal lies the capital of the Cantal, with its festivals and eateries. It is also...

LOCAL TAXES

Taxe habitation: EUR

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