

Village house comprising three bedrooms and a lounge/kitchen, bathroom and separate WC.



## INFORMATION

Town:	Saint-Bonnet-de-Condac
Department:	Cantal
Bed:	3
Bath:	1
Floor:	75 m2
Plot Size:	104 m2



## IN BRIEF

The house is entered through a small patio area, with a combined lounge and kitchen (54sqm).

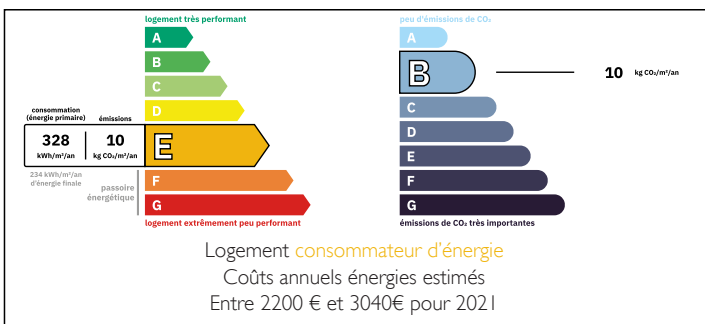
There is an original wood bar area (the property was a village bar in the past).

As there are two fireplaces, one with a log burner, the other is wood pellet burner, that keep the house warm throughout the winter. There is double glazed windows throughout the house, with tiled floors on the ground floor and wooden floors on the first floor.

There is a WC on the ground floor, that also give access to the dry cellar area.

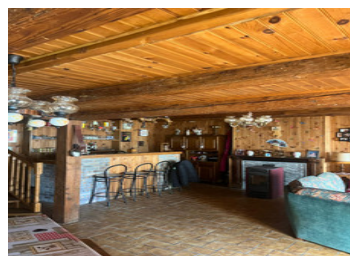
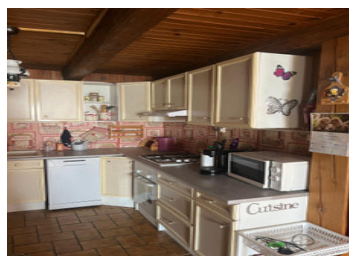
The first floor is accessed via a spiral wooden staircase. The three bedrooms are all similar in size (10sqm) with vellum windows and floor level window. The shower room with WC and sink are also on this floor.

## 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

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

## NOTES