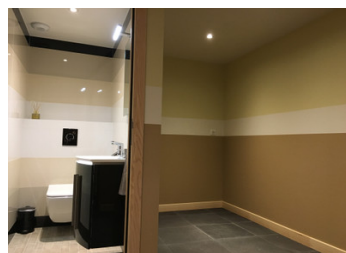


Large modern three bedroom house, with kitchen, dining room, bathrooms and office.



INFORMATION

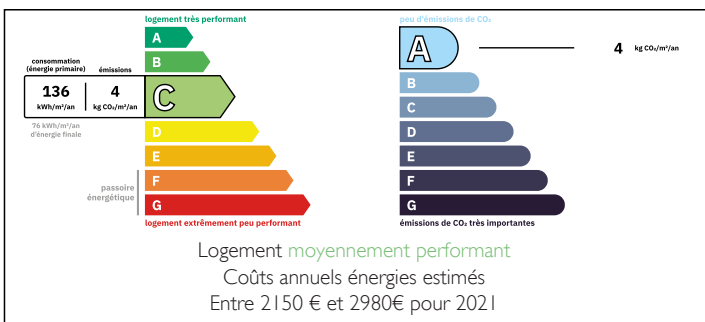
Town:	Massiac
Department:	Cantal
Bed:	3
Bath:	3
Floor:	230 m2
Plot Size:	653 m2



IN BRIEF

Large modern built property, in a quiet hamlet. The property is accessed on the ground floor, entering a large open plan office, that could easily be transformed into other useful rooms. A staircase leads to the first floor, with large open plan kitchen and lounge area with large fireplace. The kitchen is fitted with high quality appliances and finished to a very high standard. Also on this floor the master bedroom is located with full en-suite. A large balcony area is accessed from the lounge, allowing extra entertaining area with views across the valley. On the third floor and extra two bedrooms, with en-suite are located, this mezzanine floor also has a seating / reading area, that allows time away from a busy house, but still being part of the family. There are extra WC's and utility rooms within this...

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

At the gateway to the Cantal region, in a peaceful hamlet overlooking the Alagnon valley, upscale stone country house on 3 levels.

Ideally located just 10 minutes from the A75 freeway (Paris-Montpellier axis) and 40 minutes from Clermont-Ferrand. The Monts du Cantal and its winter sports resort are 30 minutes away. All local shops (bakery, hairdresser, supermarket) and public services (school, college, medical center) are just 5 minutes away. On the first floor, a large room has been converted into a professional office with fiber optic, which could be used as an extra room bedroom or playroom. Laundry room with heat pump connected to underfloor heating, thermodynamic water heater. Walk-in closet. Cellar in basalt rock. On the garden level, large, bright room with exposed wooden truss: kitchen, living room and dining room. Solid wood kitchen, fully equipped with Miele appliances, made by an artisan carpenter, with enameled lava stone credenza, Limoges porcelain cabinet handles and designer lighting. The room features a closed hearth stone fireplace. On the same level, a master bedroom with dressing room and top-of-the-range bathroom with Japanese flush toilet, lava stone shower tray. Finally, linen room, WC and two storage cupboards. The garden level also features a large south-facing terrace with panoramic views over the village and the Livradois-Forez mountains.

A mezzanine floor with sitting area, two bedrooms with en suite shower rooms and WC. Attic storage cupboard.

The materials used in the house are of the highest quality, and all the interior joinery has...

NOTES