

## Country house, Second home



## INFORMATION

Town:	Lugarde
Department:	Cantal
Bed:	2
Bath:	1
Floor:	62 m <sup>2</sup>
Plot Size:	1765 m <sup>2</sup>

## IN BRIEF

Character Property in the Heart of the Massif Central

Set in a preserved natural environment, this charming former railway keeper's house will appeal to buyers seeking peace, space and authenticity.

The house has been recently renovated and is ready to move into.

Ground floor:

Shower room of 4.10 m<sup>2</sup>, completely new in 2023

Landing of 2.95 m<sup>2</sup>

Fully equipped open-plan kitchen and bright living/dining area of 27 m<sup>2</sup>

Double-glazed windows throughout.

A wood-burning stove provides warmth and a cosy atmosphere, complemented by ceramic electric radiators in the living area.

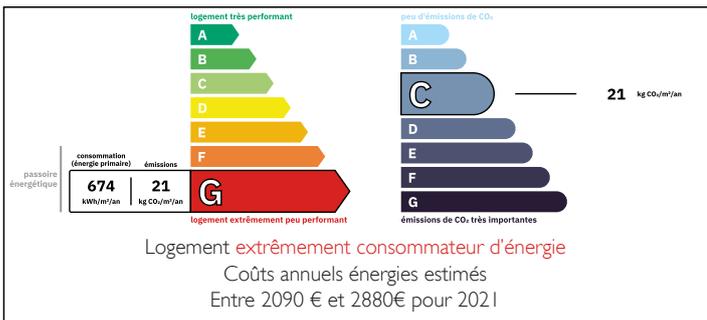
First floor:

Two spacious bedrooms of 10.10 m<sup>2</sup> and 14 m<sup>2</sup>

Corridor of 3.20 m<sup>2</sup>

Additional hallway space of 1.30 m<sup>2</sup>

## 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.

Large...



## DESCRIPTION

Charming Country Home in the Heart of Nature – Massif Central

Set in an unspoilt natural landscape, this charming former railway keeper's house is an invitation to slow down and reconnect with nature. An ideal retreat for holidays, a fresh start for a family, or a peaceful permanent residence far from crowds and stress.

Recently renovated, the house offers a bright living area with open-plan kitchen, a brand-new bathroom, a cozy wood-burning stove, and two spacious bedrooms upstairs. Absolute peace and quiet are guaranteed, as the nearby railway line is used only in summer for a tourist rail-bike activity.

Close to some of the most beautiful sites of the Massif Central (Puy Mary, Super Lioran, Super Besse, Le Mont-Dore), the property also includes 1,765 m<sup>2</sup> of land, a carport, and a large workshop / barn.

A rare opportunity for those seeking nature, simplicity and freedom in France.

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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: 494 EUR**

**Taxe habitation: EUR**

## NOTES