

Beautiful, charming 3-star holiday cottage and very well-equipped home, jacuzzi, parking, lovely plot of land

EXCLUSIVE



INFORMATION

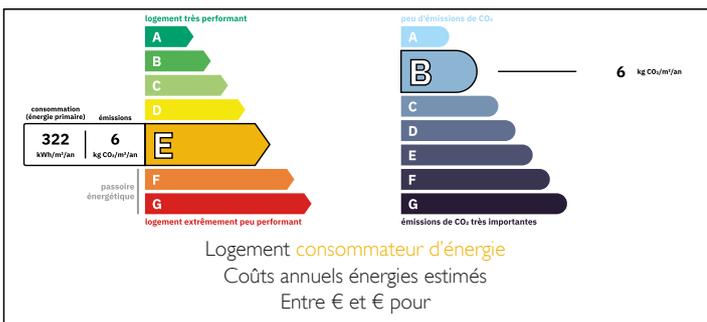
Town:	Montvert
Department:	Cantal
Bed:	4
Bath:	4
Floor:	195 m2
Plot Size:	4272 m2



IN BRIEF

Ideally located between Aurillac and Argentat-sur-Dordogne, this beautiful property comprises a fully equipped residential house and a charming, characterful gîte. The grounds offer stunning panoramic views, a summer arbour, a relaxation area with jacuzzi and bodega, and a fertile orchard.

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 characterful cottage has a slate roof and features an electric gate and a side gate. This magnificent cottage is ready to rent.

The ground floor comprises a spacious 60m² living room/kitchen and dining room, a magnificent pantry and a shower room with WC. Direct access to the terrace.

On the first floor, there are two beautiful bedrooms of 15m², a bathroom and a separate toilet. In the basement, there is a 20m² crawl space (under concrete slabs).

Outside, there is a large 120m² terrace with electric awning and night lighting. On the grounds, there is a large 43m² relaxation area with a jacuzzi (5 seats, including 2 reclining seats) and bodega, a pretty summer arbour, solar panels and remarkable panoramic views.

Heating system: large insert in the living room and electric heaters.

Sanitation system: mains drainage.

The two dwellings are connected by a convenient asphalt path and are equipped with controlled mechanical ventilation (CMV).

The dwelling is covered with mechanical tiles and is equipped with fibre optic broadband.

On the garden level, there is a spacious and bright 42m² living room/kitchen with a wood-burning stove, a bedroom (10m²) with a large built-in wardrobe, a bathroom and a toilet.

On the first floor, there is a large, long mezzanine of 40m² with various open spaces that can be used as bedrooms and offices, and a bathroom with shower and toilet.

In the basement, there is a 50m² garage with a motorised sectional door and a workshop, two rooms for storage and...

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES