

Three bedroom farmhouse, with large kitchen / lounge and workshop with separate gate.



## INFORMATION

Town:	Saint-Saturnin
Department:	Cantal
Bed:	3
Bath:	1
Floor:	126 m2
Plot Size:	6027 m2

## IN BRIEF

Large farmhouse property, with a popular caravan gite with views of the mountains.

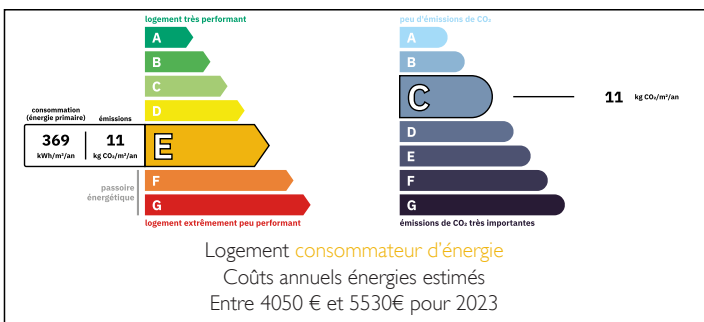
On entering the house there is a large combined salon and kitchen with Cantou fireplace with pellet stove heating. There is a workshop, utility room and extra large room, for either an office or extra bedroom. The shower room / WC is located on the ground floor next to the wooden staircase that leads to the three bedrooms and access to the barn, with possibility to transform in extra rooms.

The terrain of over 6000M2 includes animal pens and vegetable garden as well as two bread ovens.

The caravan gate allows good income throughout the year.



## 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>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES