

Three bedroom house, large lounge, dining room, kitchen and bathroom. Cellar and garage and garden.



INFORMATION

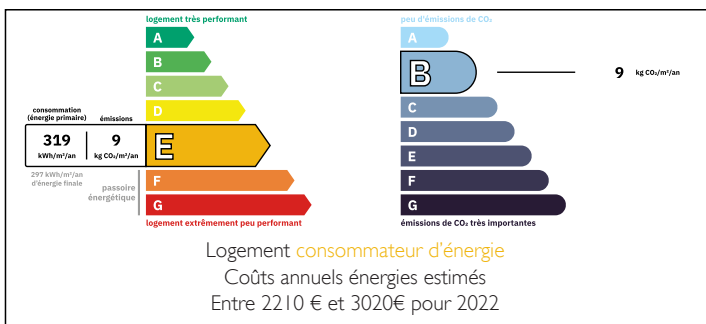
Town:	Brageac
Department:	Cantal
Bed:	3
Bath:	1
Floor:	160 m ²
Plot Size:	3648 m ²



IN BRIEF

A south-facing ancient three bedroom house, offering a very private setting within a lovely garden plot entirely surrounded by trees. The house offers spacious rooms with high ceilings and exposed oak beams and flooring. On the ground floor, the entrance leads into the 38 m² living room with a large Volvic stone fireplace and a wood-burning stove. Dining room 30 m² with a wood-burning cooker (Esse). Bedroom 1 (14.50 m²) opening onto the living room, with a large window with views of the terrace and garden. Kitchen and pantry, Bathroom with shower and bath. Oak flooring on all the ground-floor rooms, beautiful local stone for the fireplace and kitchen, and tiled flooring in the bathroom. Double glazing throughout. On the first floor, 2 spacious bedrooms, 28.40 m² and 32 m². Landing 7.40 m², wooden staircase, a lovely 8 m²...

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

A south-facing ancient three bedroom house, offering a very private setting within a lovely garden plot entirely surrounded by trees. The house offers spacious rooms with high ceilings and exposed oak beams and flooring. On the ground floor, the entrance leads into the 38 m² living room with a large Volvic stone fireplace and a wood-burning stove. Dining room 30 m² with a wood-burning cooker (Esse). Bedroom 1 (14.50 m²) opening onto the living room, with a large window with views of the terrace and garden. Kitchen and pantry, Bathroom with shower and bath. Oak flooring on all the ground-floor rooms, beautiful local stone for the fireplace and kitchen, and tiled flooring in the bathroom. Double glazing throughout.

On the first floor, 2 spacious bedrooms, 28.40 m² and 32 m².

Landing 7.40 m², wooden staircase, a lovely 8 m² attic with a small window, originally used as a bedroom. Access to the basement from both inside and outside. Cellar, 33.30 m², with a rammed earth floor and a period bread oven in perfect working order, plus one window. Storage cellar, 14 m², with a large solid wood (poplar) jam cupboard and a small window for ventilation. The roof is in excellent condition, covered with traditional slate tiles and re-laid in the traditional manner some twenty years ago. The walls are 80 cm thick, ideal for keeping out both heat waves and the cold. Outside, there is a two-storey garage, 62 m² per storey, built of stone with...

LOCAL TAXES

Taxe foncière: 545 EUR

NOTES