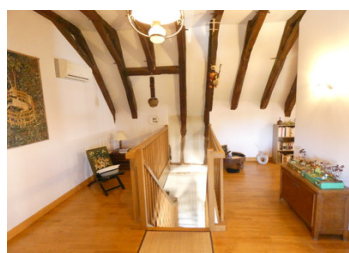


A remarkable stone property, tastefully renovated. Converted barn, garden, well, garage, terraces, calm !



INFORMATION

Town:	Saint-Martin-Valmeroux
Department:	Cantal
Bed:	2
Bath:	1
Floor:	180 m2
Plot Size:	1560 m2

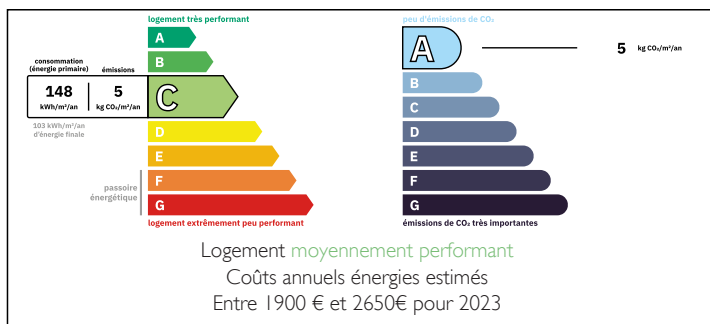


IN BRIEF

For lovers of stone, beautiful exposed beams, generous living spaces and high-quality fittings. Peacefully situated in a charming village in the Cantal, just 10 km from Salers, this property comprises a beautifully renovated character stone house and a converted barn.

The living room, bedrooms and barn all offer particularly generous proportions. The garden, with its stone walls, terraces and mature trees, is truly unique. Its stone-covered well and former bread oven add to the authentic character and charm of the property.

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.



LOCAL TAXES

Taxe foncière: 1420 EUR

NOTES

DESCRIPTION

A lava stone house, covered with traditional lauze stone roofing

Ground floor:

A magnificent 90m² open-plan living, kitchen and sitting area featuring exposed stone and beams, a traditional stone sink and two beautiful stone cantous, each equipped with a wood-burning stove. There is also a 7.5m² bathroom with both bath and shower, plus a utility room with WC.

First floor:

A bright 20m² landing leads to two spacious bedrooms of 20m² and 26m², together with a shower room. The stone dormer windows are original features dating from the period.

Basement:

A well-ventilated 20m² stone cellar with a concrete floor.

Adjoining the house:

A fully equipped, bespoke 11m² summer kitchen with a superb bread oven in excellent condition, opening onto a 50m² stone terrace.

The house benefits from fibre-optic broadband.

Sanitation: mains drainage.

Heating: air-source heat pump, reversible air conditioning and two wood-burning stoves.

The property has double-glazed windows and meticulous insulation.

The air-source heating system operates via a Mitsubishi air-source heat pump, which captures heat from the surrounding air and transfers it into the house.

The fittings and equipment are of excellent quality, including GROHE taps and a bespoke, high-end PERENE kitchen.

The converted barn, covered with corrugated metal roofing – two levels

Level 1 – upper floor:

A spacious 170m² leisure room, currently used as a billiards room, gym and television area.

Level 2 – garden level:

A 126m² space currently used as a workshop, wood store and cellar. There is also a 45m² garage beneath a concrete floor slab, providing parking for at least