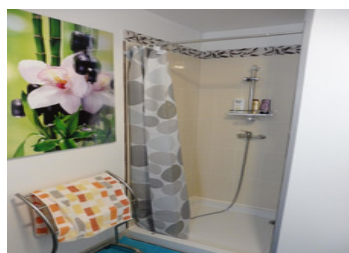


Stone farmhouse with three bedrooms (150 m).Living room and kitchen, mezzanine, with large barn and cellar.



INFORMATION

Town:	La Chapelle-Laurent
Department:	Cantal
Bed:	3
Bath:	4
Floor:	150 m2
Plot Size:	225 m2

IN BRIEF

This high quality renovated house set in a beautiful village is ideal for a holiday home or gite. It is accessed from a terraced area into the large combined lounge and fully fitted kitchen area (48sqm), great for socialising with the family whilst cooking . The three bedrooms, all approximately 14 sqm with shower and WC allowing private facilities for all family and friends. The mezzanine floor is accessed via a spiral staircase, this is a fantastic area (60sqm), ideal for the younger members of the family. Used as a bedroom and play area. An internal staircase leads to the under-barn that could be converted to more living accommodation with a cellar. There is space to park a car on either the driveway or in the garage. The village has a Cantal cheese farm-shop, bakery, bars, restaurants and active maire. Surrounded by mountains and and forests, this area is a...

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

This high quality renovated house set in a beautiful village is ideal for a holiday home or gite. The house is accessed from a terraced area into the large combined lounge and fully fitted kitchen area (48sqm), great for socialising with the family whilst cooking. The three bedrooms, all approximately 14 sqm with shower and WC allowing private facilities for all family and friends. The mezzanine floor is accessed via a spiral staircase, this is a fantastic area (60sqm), ideal for the younger members of the family. Used as a bedroom and play area, great gaming room.

An internal staircase leads to the under-barn that could be converted to more living accommodation with a cellar. There is space to park a car on either the driveway or in the garage. Good access to the rest of France with train station located at Massiac and international airport at Clermont-Ferrand.

The village has a Cantal cheese farm-shop, bakery, bars, restaurant's and active maire. Surrounded by mountains and forests the area is a great vacation location.

Unknown to many, except the French nationals, the Cantal and Puy-de-Dome are a hidden gem, in the middle of France, with fresh mountain air and un-spoilt landscape. In the Massif Central mountains, the volcanic landscape of the Cantal has created an all year round adventurous activity location, from winter skiing, mountain walks, cycling and climbing. Water sports on the many lakes and rivers including, sailing, swimming, paddle-boarding...

LOCAL TAXES

Taxe foncière: 376 EUR

NOTES