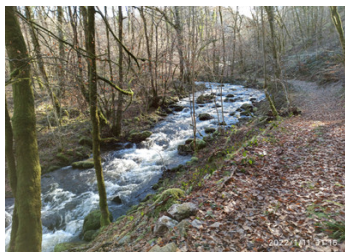


Saled - Charming stone house in the middle of the woods on 24 868 m of land



INFORMATION

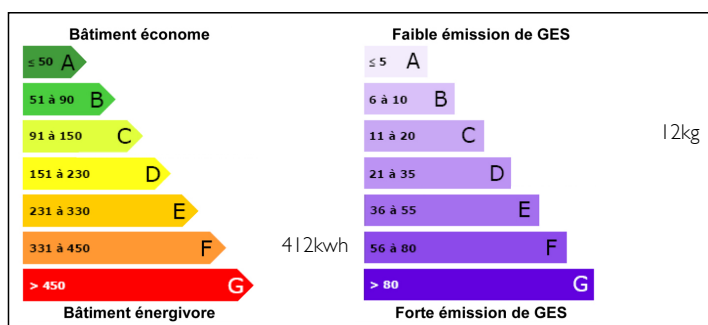
Town:	Champs-sur-Tarentaine-Marchal
Department:	Cantal
Bed:	1
Bath:	1
Floor:	110 m2
Plot Size:	24868 m2



IN BRIEF

This pretty house is located in the Parc des Volcans d'Auvergne, in the heart of the Artense, at 680m altitude. It is set on a small rocky promontory and surrounded by beech and oak trees. Outside, you are lulled by the song of the creek and the birds. In the autumn you can hear the bellowing of the deer. It is a very quiet little corner of paradise, there are no neighbours or roads nearby. The 110 m² house has been partially renovated with ecological materials. The "Cantou" fireplace and its two "bassères" (enclosed alcoves) are made of stone. Vehicle access is via a 700m dirt road. There are springs near the house and a creek on the edge of the land.

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 house includes:

- On the ground floor, a large living room of 31m², with inglenook (wood stove), a kitchen-dining room of 24 m² (open fireplace). A cupboard and a compost toilet.
- On the first floor, a 10.8 m² bedroom + mezzanine, a 7.3 m² shower room, a 35 m² attic with the possibility of creating 2 additional bedrooms (skylight already in place).

All windows are double glazed. There is no drainage. Work is needed to live there comfortably all year round. 75 m² are currently occupied. Half of the roof was changed 10 years ago and is tiled. The other part is made of corrugated iron.

- Wooden workshop of 21 m² attached to the house, cellar of 20 m², outdoor compost toilets, lean-to, sheds.

The 24,868 m² of land includes a 20 000 m² sloping wood of beech and oak trees which allows for autonomy in terms of firewood and a 4 740 m² landscaped area, bordered by a creek. A caravan is installed there. This flat piece of land is suitable for a permaculture garden to become self-sufficient in vegetables. Some fruit trees have already been planted. The owners were also thinking of energy autonomy.

This house is located 5kms from a village where there are many amenities: bakery, grocery shop, pharmacy, butcher, weekly market, hairdresser, restaurants, bars, tobacco, doctor, physiotherapist, nurses, primary school, associations, festivals. At 10kms, supermarkets. Clermont-Ferrand or Aurillac 80kms.

In the surrounding area you will find beautiful landscapes of hilly meadows, ...

NOTES