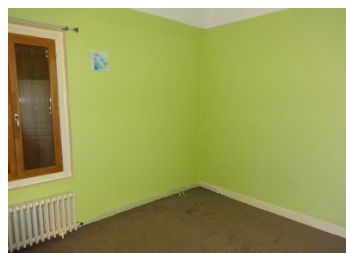


Four-bedroom house with living room, large kitchen and three bathrooms. Barn, garage and large garden.



## INFORMATION

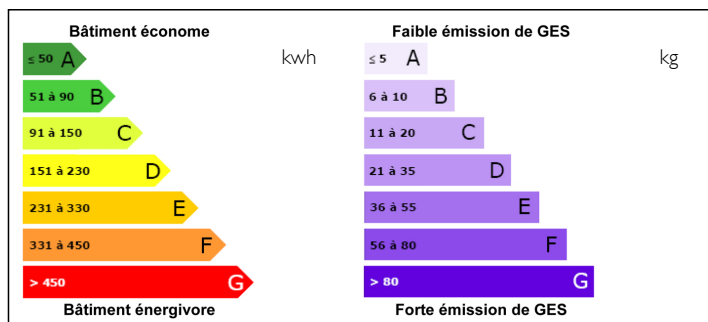
Town:	Ligniac
Department:	Corrèze
Bed:	4
Bath:	3
Floor:	147 m2
Plot Size:	3630 m2



## IN BRIEF

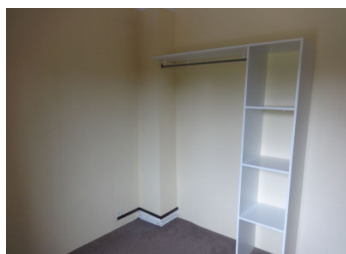
This property was formerly a popular bed and breakfast facility. A large lounge and dining (54sqm) area on the ground floor, with a modern wood stove and original fireplace. A professional kitchen, with storage and access to a large garage. The modern hot heater with house heating system in the garage. A wooden staircase leads to the bedrooms and extra bathrooms. A rear door gives access to the garden, where a large barn is located, along with land with building permission. A garden terrace with a cabin is located next to the house, offering a space to entertain.

## 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 property was a former popular bed and breakfast facility.

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Unknown to many, except the French nationals, Cantal, Haute-Loire and Puy-de-Dôme and Corrèze are hidden gems, in the middle of France, with fresh mountain air and unspoiled 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 the Dordogne and Loire offer, sailing, swimming, paddle-boarding and fishing in the numerous rivers including the Dordogne river. Cycling whether on or off road, there are choices from famous Le Tour routes over mountain passes, Puy Mary, or the forest trails and mountain descents such as Le Lioran. Cantal is a massive adventure playground, or for a more relaxing stroll around a local lake or park.

Amongst the extinct volcanoes in the Auvergne countryside with peaceful villages, medieval...

## NOTES