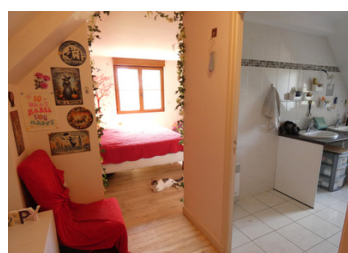


Quiet location. Modern, bright & spacious house. Conservatory, patio, 2 wells, orchard and exceptional views.



## INFORMATION

|             |            |
|-------------|------------|
| Town:       | Chalvignac |
| Department: | Cantal     |
| Bed:        | 5          |
| Bath:       | 3          |
| Floor:      | 192 m2     |
| Plot Size:  | 6930 m2    |

## IN BRIEF

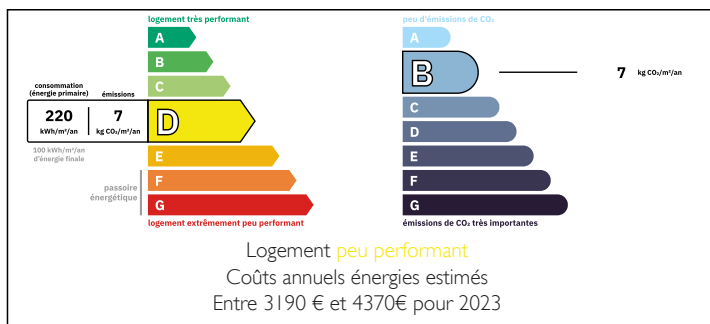
In a beautiful village in the Cantal region, lives a spacious, bright and well-equipped house. Large wooded grounds with outbuildings, 2 wells and an orchard. The panoramic view is breathtaking, showing off remarkable dormant volcanic mountains. These views are assured whether you are sitting in the conservatory, on the patio, or in any of the rooms. Each window creates a colourful portrait of nature.

5 large bedrooms. Ideal for big families, or those with mobility issues needing more space, and for those who love relaxation and nature.

One huge master bedroom with a dressing area, and its own bathroom on the ground floor makes it easy for disabled access and for those with reduced mobility.

Another huge master en-suite upstairs, makes this a generational family home.

## 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: 1265 EUR**

## NOTES

## DESCRIPTION

South-facing property located in a quiet cul-de-sac in the countryside.

The large plot is fully fenced and enjoys remarkable panoramic views.

The original part of the house offers charm and character from its history, with its beams, huge inglenook fireplace and metre-thick stone walls. It was modernised in 2013 with all modern comforts, neutral colours and high-quality light-coloured tiling.

The house:

On the ground floor (livable on one level) :

A large, bright 28m<sup>2</sup> newly decorated conservatory with new double-glazed windows providing unique panoramic views. Access to the large concrete patio and the lounge, separated by an electric shutter.

A modern fitted kitchen with a new gas hob, and new Italian-made cupboards.

A spacious living room with an original blue-rock central fireplace, powerful wood-burning stove with integral cooker, and a bijoux dining area (52m<sup>2</sup>)

A convenient, separate, large toilet with sink and shelf is situated in the lounge, hidden by the fireplace.

A huge, bright en-suite bedroom with a 20m<sup>2</sup> dressing room, an 11m<sup>2</sup> bathroom including a bathtub, 2 sinks, an Italian shower and a WC.

A vast second lounge with window-doors opening onto the patio and offering continuous superb views. Storage under the artisan-made wooden staircase.

A laundry room/second kitchen with a big square ceramic sink, a gas hob, a boiler, plenty of storage, a separate toilet with sink, and a lockable door to the patio.

A cellar (10m<sup>2</sup>) under a trap door from the smaller lounge adds to the quaintness and originality of this house (built circa 1750 fully renovated...