

In a beautiful village in the Cantal region, a practical, spacious and bright house.



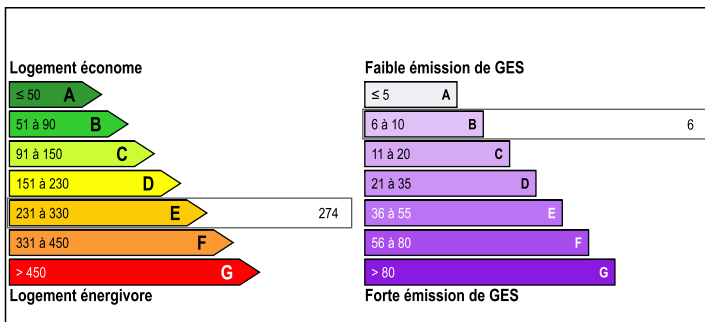
EXCLUSIVE

## INFORMATION

Town:	Montvert
Department:	Cantal
Bed:	2
Bath:	2
Floor:	95 m2
Plot Size:	577 m2



## 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: 600 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The house has a mechanical tile roof and is equipped with fibre optic broadband.

On the ground floor, there is a spacious and bright 42m<sup>2</sup> living room/kitchen with a wood-burning stove, a 10m<sup>2</sup> bedroom with a large built-in wardrobe, a bathroom with mechanical ventilation and a toilet.

On the first floor, there is a large, long mezzanine of 40m<sup>2</sup> with various open spaces that can be used as bedrooms and offices, and a bathroom with shower and toilet.

In the basement, there is a 50m<sup>2</sup> garage with a workshop, two rooms that can be used for storage, laundry or as a cellar. On the same level, there is access to a large veranda (23m<sup>2</sup>) with a fitted kitchen and access to the garden.

Heating system: wood-burning stove and electric underfloor heating.

Sewage system: mains drainage.

The windows are double-glazed and fitted with roller shutters and mosquito nets.

Solid front door (5 points).

The property is accessed via an electric gate. On the grounds, there is ample parking for around ten vehicles.

The property is located 7 km from all amenities, 25 km from Argentat-sur-Dordogne, 26 km from Aurillac (airport) and 70 km from Brive-la-Gaillarde (airport).

10 km from Lake Saint-Etienne Cantalès, 15 km from Lake Enchanet and numerous remarkable natural and historical sites (golf course, numerous hiking trails, ancient churches, monasteries, etc.).

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>