

Five bedroom house, with large lounge and kitchen, guest apartment, and games room with two garages.



INFORMATION

Town:	Égliseneuve-d'Entraigues
Department:	Puy-de-Dôme
Bed:	5
Bath:	3
Floor:	256 m2
Plot Size:	5115 m2

IN BRIEF

Five bedroom property, set in a small hamlet, with fantastic views across the countryside.

The property is accessed from a terraced patio area. Entering the lounge and kitchen area, with a large fireplace. The modern kitchen is fully equipped.

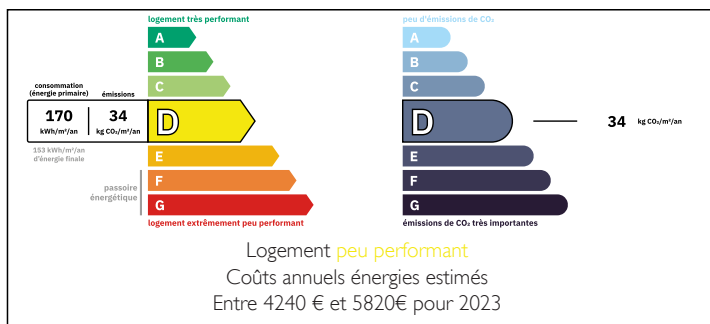
There is a games room next to the lounge, however this could easily be utilised as a dining room or other reception room, there is a utility room and WC. There is access to the garages and a small kitchen area, that also leads to the small guest area, with a bedroom.

A staircase gives access to the upper floor, with four bedrooms, office area, work room and two shower / bathrooms.

The outside area includes a private driveway leading to the two garages. A raised terrace area to the rear of the house with beautiful views across the countryside. A small...

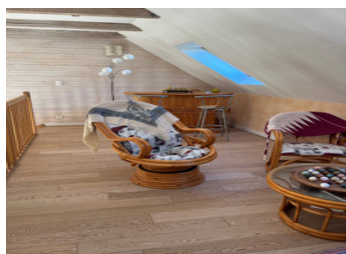
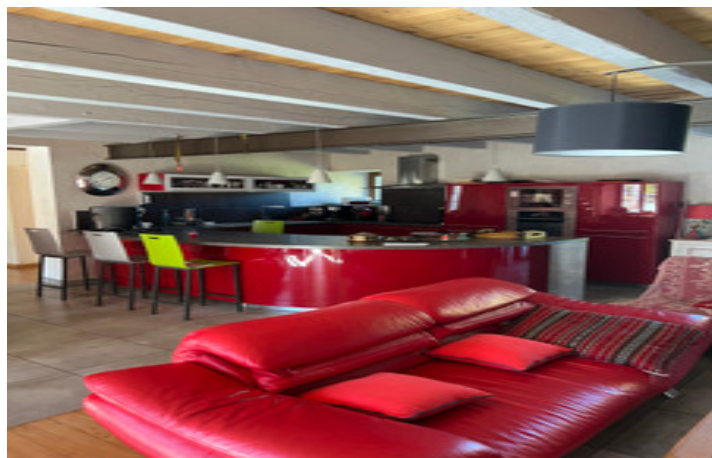


ENERGY - DPE



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

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There is a games room next to the lounge, however this could easily be utilised as a dining room or other reception room, there is a utility room and WC. There is access to the garages and a small kitchen area, that also leads to the small guest area, with a bedroom. The outside area includes a private driveway leading to the two garages. A raised terrace area to the rear of the house with beautiful views across the countryside. A small wooded area is also included, that provides a source of wood for heating.

Unknown to all but the French, Haute-Loire, Corrèze, Cantal and Puy-de-Dôme are hidden gems in the middle of France, with fresh mountain air and unspoilt scenery. In the mountains of the Massif Central, Cantal's volcanic landscape has created a place for adventurous year-round activities, from winter skiing to mountain hiking, cycling and climbing. Water sports include sailing, swimming, paddle-boarding and fishing in the many lakes and rivers, including the Dordogne and Loire. Cycling, whether on- or off-road, you can choose between the famous Tour routes over mountain passes such as Puy Mary, or forest trails and mountain descents such as Le Lioran. Cantal is a great place for adventure, or for a...

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