

Spacious 8-Bed Village Property with Guesthouse Potential – Renovation Project in Southern Cantal

EXCLUSIVE

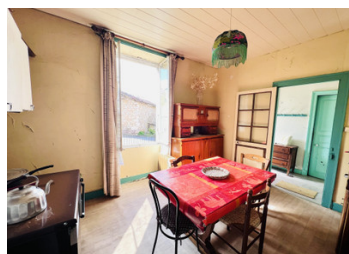


INFORMATION

Town:	Saint-Santin-de-Maurs
Department:	Cantal
Bed:	8
Bath:	3
Floor:	180 m2
Plot Size:	575 m2

IN BRIEF

At the crossroads of three regions, this substantial 8-bedroom village property offers an exciting opportunity to create a bespoke home or develop a chambre d'hôtes or guesthouse business in a characterful and well-connected rural setting.



ENERGY - DPE

DPE not required.

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

Located in a lively village in southern Cantal, close to the borders of Aveyron and Lot, the property sits within a unique area where Auvergne, Occitanie and Nouvelle-Aquitaine meet, offering a distinctive blend of landscapes, culture and lifestyle.

The commune of Saint-Santin-de-Maurs is known for its unusual position spanning regional boundaries, giving it a unique identity and local charm.

Surrounded by rolling countryside and within easy reach of the Lot River valley, the area offers a rich mix of outdoor activities and cultural experiences. Walking routes, cycling trails, historic villages and nearby châteaux make this an appealing destination for visitors seeking authenticity and natural beauty. Life here centers around enjoying the outdoors, local markets, traditional cuisine and a slower pace of living.

Arranged over four levels, the house offers generous volumes and a flexible layout. The ground floor comprises a spacious living area with fireplace, storage space, WC and bathroom, utility/pantry area and bedroom. This level could be configured as a comfortable owner's accommodation, separate from guest areas.

The first floor offers four bedrooms, two with fireplaces and access to a large covered terrace area which offers an excellent opportunity to create a guest breakfast or relaxation area with views over the surrounding countryside.

The second floor opens onto a large attic space, ideal for conversion into additional bedrooms or guest suites, further enhancing the property's potential.

The basement and cellar space offers generous storage space that could be used for activity related experiences such as cycling and e-bike rental....

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