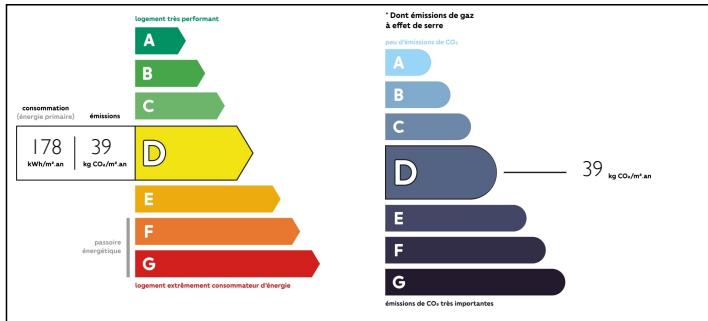


Four-bedroom house with kitchen, large living room, bathroom and shower room. Large garage and storage room.



## DPE



## INFORMATION

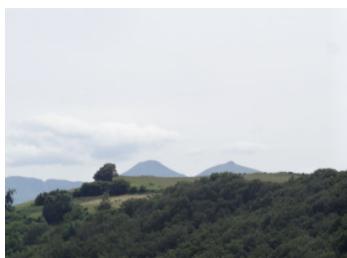
Ville:	Marchastel
Département:	Cantal
Ch:	4
SdB:	2
Surface:	150 m <sup>2</sup>
Terrain:	1464 m <sup>2</sup>

## RÉSUMÉ

A fantastic opportunity to purchase a modern house set in an ancient location, with views of the mountains of Cantal. This four bedroom house would be a great family home or vacation property. The main entrance (11sqm) leads to the lounge (40sqm), with large inset wood fire, with views on two sides. There is a fully fitted kitchen and one bedroom and shower room also located on the ground floor. A wooden staircase gives access to the first floor, with a further three bedrooms and bathroom. A large landing at the top of the stairs could be used as a computer / social area. The house has underfloor heating throughout and a mechanical ventilation system. A large double garage and storage areas. The garden could be further enhanced with a terrace to make the most of the fabulous mountain views.

NB. Les prix cités font référence à des transactions en euros. Les fluctuations des taux de change ne sont pas de la responsabilité de l'agence ou de ceux qui la représentent. L'agence et ses représentants ne sont pas autorisés à faire ou donner des garanties relatives à la propriété. Ces indications ne font pas partie d'une offre ou d'un contrat et ne doivent pas être considérées comme des déclarations ou des représentations de faits, mais comme une représentation générale de la propriété. Toutes les superficies, les mesures ou les distances sont approximatives. Les textes, photographies et plans sont seulement donnés à titre indicatif et ne sont pas nécessairement complets. Leggett n'a pas testé tous les services, équipements ou installations et ne peut donc pas en garantir les spécificités.

Les informations pour les achats hors-plan sont données à titre indicatif seulement. La finition de la propriété peut varier. Les acheteurs sont invités à engager un spécialiste pour vérifier les plans et les spécifications énoncées dans leur contrat d'achat avec le promoteur.



## DESCRIPTION

Unknown to many, except the French nationals, Cantal, Haute-Loire and Puy-de-Dome and Corrèze are a hidden gems, in the middle of France, with fresh mountain air and un-spoilt 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 towns and larger cities, they all provide opportunity to sample local cuisine, where the food has come straight from the local farmers and the surrounding land. Cantal, Auvergne Blue and Salers are just a selection of the fantastic cheeses available, which can be followed on the Route de Fromage.

The local historical places to visit, such as Saint Flour, with its Gothic cathedral and to the south Gustave Eiffel's magnificent Garabit viaduct, traversing the steep valley of the Truyère river. The ancient village of Salers, one of Frances most beautiful villages, offers practical displays...

## NOTES