



## Chantagrele, Auvergne, France



### **3 Bedroom Family Home plus Gîtes €235,000**

On behalf of private clients we are delighted to offer for sale a wonderful home/business opportunity in the stunning Auvergne region of France.

Located in Chantagrele, a hamlet set in the Livradois Forez National Park and sitting on a plot of approximately 1,000 m<sup>2</sup> is a fully renovated family house with 3 bedrooms 2 bathrooms, central heating log burner, garage and amazing views. To respect the privacy of the family we have not included any photos of the house but, of course, full details will be made available to serious potential purchasers.

With the house are two beautiful 3 bedroomed Gîtes which are very much a going concern with website, bookings and a turnover last year in excess of €15,000



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The Auvergne is probably one of the last truly unspoilt regions in France. Largely undiscovered by mass tourism and with scenery to rival any in Europe you won't be disappointed.

Walk directly from the front doorstep, kayak in the river Allier, ride through the surrounding forests or simply relax and unwind. This area has something for everyone - wildlife in abundance, medieval villages, weekly markets and an absolute host of outdoor activities. France at its very best!!

The house and gorgeous country cottages to rent in the Auvergne are set in the small hamlet of Chantagrele, the hamlet consists of just 4 houses. The surrounding countryside is a mixture of wooded valleys, rivers and mountains, with a different view around every corner.



Chantagrele is at an altitude of 670 metres. The air is pure and with no light pollution the night sky is incredible. The altitude means the climate is perfect, with lovely temperatures in the summer and crystal clear skies in the winter. The autumn colours are spectacular and as we are open all year it is a perfect time to visit.



There are many marked walks literally on the doorstep and many other outdoor activities to enjoy. Cycling is very popular in the area as the roads surfaces are smooth and the traffic is virtually non-existent. It is possible to hire mountain bikes locally with tracks throughout the surrounding forests. There are a large choice of Equestrian Centres nearby and it is a pleasure to ride and never have to be on tarmac roads! Fishing permits are available locally for both Trout and Carp lakes.

A lovely swimming lake at Vernet La Verenne is just a short drive away with plenty of activities for children to enjoy.

The mountain ski resorts of Super Besse and Le Mont Dore are an hours drive away and are well worth a visit at any time of year.

The city of Clermont Ferrand is a 45 minute drive with the towns of Issoire and Ambert close by and both boast large weekly markets. The nearest village, Sauxillanges is a scenic 6km drive and offers a bank, two highly acclaimed restaurants a supermarket, post office and a small weekly market.



With an abundance of birds and wildlife, and deer as regular visitors to the field at the back of the gites nature lovers will be in their element!

The perfect location to enjoy everything this spectacular region has to offer!

## The



The gites are beautifully cosy with **log burners** to keep them warm in the cooler months. The ground floors offer large open plan living areas, with dining area, lounge area, fully equipped kitchen.

There is **full internet access** and **satellite television** and each has a downstairs bedroom with wonderful views, there is also a downstairs shower room and toilet. Upstairs there are a further 2 bedrooms in each gite, equally spacious.

Outside is an above ground pool, large garden, BBQs & table tennis.





### **The Disclaimer**

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Here at Suncastle we aim to help clients find their property overseas. In all our locations we offer a range of properties from land to magnificent chateaux or historical palaces and just about everything in-between.

We deal with favourites France, Spain and Italy offering properties in “Real” locations like the Languedoc, Southern France – a region of history & cuisine, the modern chic of the Camargue and Montpellier to the medieval cities of Carcassonne & Perpignan plus stunning countryside and Mediterranean climate.

In Spain the joys of Granada, Seville & Cordoba as well as the often overlooked Malaga plus spectacular countryside. Look away from the coast for wonderful value and the "real" Spain of Andalucia.

Italy – often overlooked the Abruzzo region, just a couple of hours from Rome has so much to offer. Beaches, ski resorts and rolling countryside. “Beach in the morning piste in the afternoon” sums up this Abruzzo.

Looking for modern poolside type property and amazing value for money? Turkey has to be the choice – second only to Spain as a holiday destination for British tourists and we offer two popular regions, Altinkum on the Bodrum Peninsular together with slightly more laidback neighbour Akbuk and the ever popular Marmaris region with resorts such as Icmeler & Armutalan. Apartments from under £20,000, land for a villa from £5,000 and even design & build is an affordable option.

Our newest destination – the fantastic Canadian resort of Mont Tremblant in Quebec. In winter a popular and quality ski resort and in summer a magnificent region of lakes and forests and spectacular scenery. Buy a lakeside waterfront plot or an apartment in the heart of the village from under £50,000. Looking for luxury? Available too and multi-million dollar properties add to the character of the area.

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