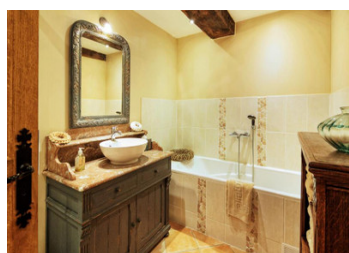


Charming 4-Bedroom Home plus 4 Luxurious Guest Bedrooms, Stunning Countryside Views, Terraces, and Gardens



INFORMATION

Town:	Vergheas
Department:	Puy-de-Dôme
Bed:	8
Bath:	7
Floor:	275 m2
Plot Size:	2676 m2

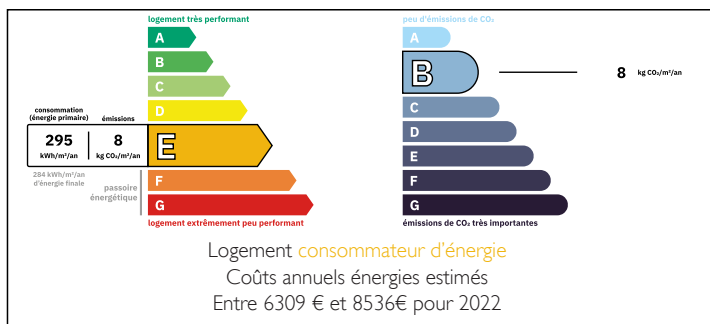
IN BRIEF

This charming character property offers tranquility and stunning countryside views in an unspoilt area of France. The main house features a spacious layout with 4 large bedrooms and 3 bathrooms. A large living space, including an open-plan kitchen and dining area, is filled with natural light from the large windows. The property includes beautiful outdoor eating areas and terraces, ideal for enjoying the peaceful surroundings.

Additionally, the large barn on the property features a lower level with 4 luxurious and spacious bedrooms, each with its own en-suite bathroom and private terrace. The stunning gardens and breathtaking views of the countryside make this home a perfect retreat.

Located at the end of a quiet hamlet, this property is 4 km from a village with a corner shop and 12 km from Auzances, which offers more amenities. Larger

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:	1652 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

This stunning property has been thoughtfully renovated over the years, skillfully blending original features with modern comforts. Nestled at the end of a quiet hamlet, this charming character home offers tranquility and breathtaking countryside views in an unspoilt area of France.

Main House Layout:

Ground Floor:

The heart of the home features an open-plan kitchen and dining room, complete with a cozy woodburner and stairs leading to the first floor. Adjacent is a snug room, perfect for a second dining area or lounge. A convenient toilet and access to the laundry room and boiler room complete this level.

First Floor:

A large, light-filled living area greets you, along with a spacious bedroom boasting an en-suite bathroom and a dressing room.

Second Floor:

The second floor hosts a bedroom with an en-suite bathroom and a Velux balcony that offers spectacular views of the surrounding countryside. From a separate corridor, you'll find a bedroom with a charming mezzanine, a small bedroom, and another bathroom.

The house is bathed in natural light, featuring high ceilings that enhance its character and charm.

Leading from the kitchen, a large covered terrace provides stunning views of the countryside, with steps descending to the beautifully landscaped garden. At garden level you have access to the wine cellar, laundry room, and boiler room.

Barn:

Attached to the house is a spacious barn with two levels. The upper level, accessed from the parking area at the rear, serves as a workshop and storage