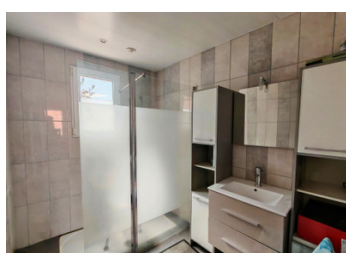
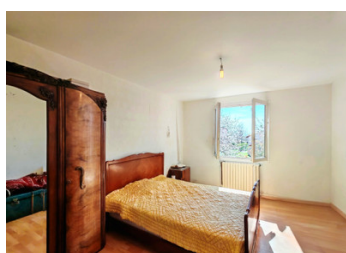
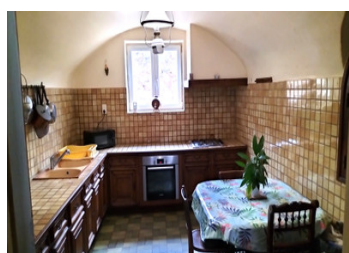


Farmhouse of 190 m² with a 120 m² barn – In the heart of Saint-Bonnet-près-Riom, close to amenities



INFORMATION

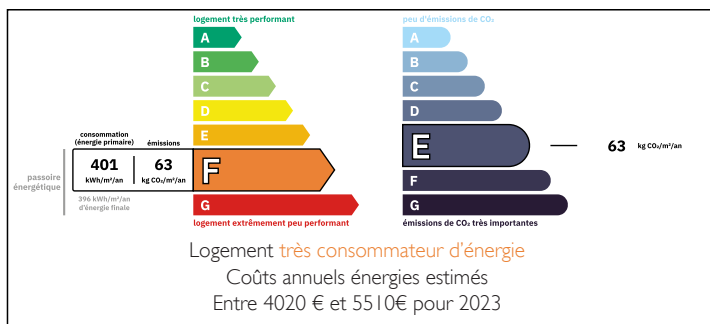
Town:	Saint-Bonnet-près-Riom
Department:	Puy-de-Dôme
Bed:	4
Bath:	2
Floor:	190 m ²
Plot Size:	998 m ²



IN BRIEF

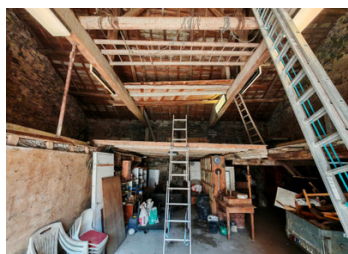
Located in a quiet neighborhood of the village of Saint-Bonnet-près-Riom, this 190 m² three-story winegrower's house offers great potential for customization. It is only 4 km from Riom, 3 km from Châtel-Guyon, and 20 km from Clermont-Ferrand. The property benefits from close proximity to shops, schools, public transport, and medical services. Schools, including middle and high schools, are easily accessible by bus from the village.

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: 323 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The 998 m² plot surrounds the house, allowing you to enjoy a pleasant outdoor space in a peaceful setting.

-Ground floor:

The house features a vaulted kitchen, a spacious living room with a carved Volvic stone fireplace, a laundry room, a boiler room, a bathroom, and a veranda opening onto the garden.

-First floor:

Upstairs, there are four bedrooms ranging from 12 to 15 m², a bathroom, an office, and a large attic. This attic is a vast space ready to be transformed according to your wishes, offering many layout possibilities: a playroom, an extra bedroom, a studio, or a creative workspace. It boasts stunning views of the Chaîne des Puys (Auvergne volcanoes), a UNESCO World Heritage Site.

The property also includes an old dovecote, a typical element of rural architecture in Auvergne. These charming stone buildings are now highly sought-after and can be converted into a workshop, guest room, or small independent living space.

Additional features include a large vaulted cellar, a wine vat, and a traditional wine press. The house offers the potential to create two separate living units—ideal for a rental project or a shared residence.

Complementing the property, a 120 m² stone barn (floor area) can be renovated. It can be developed over two levels and is connected to the main house by outbuildings, offering many more development opportunities.

This property is perfect for a renovation project, with the potential to create a beautiful family home or several dwellings in a quiet location close to all amenities.
