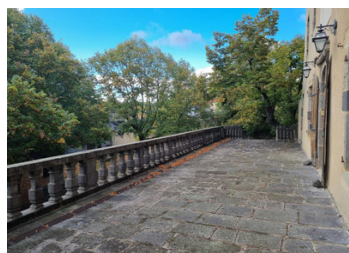


Charming 17th-Century Village Property with Outbuildings & Renovation Potential – Antoingt, Near Issoire



INFORMATION

Town:	Antoingt
Department:	Puy-de-Dôme
Bed:	4
Bath:	2
Floor:	405 m2
Plot Size:	2209 m2

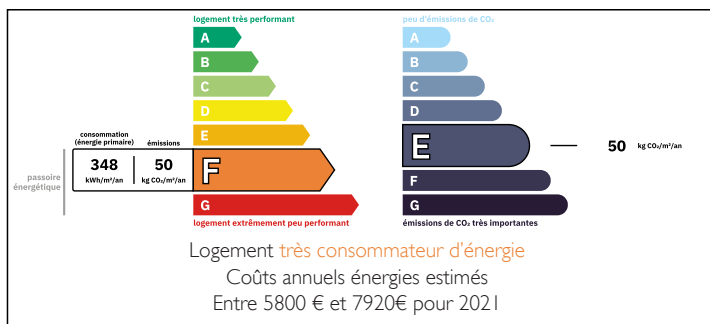
IN BRIEF

Stunning 17th-century stone property with immense character and development potential, situated on a 2,209 m² plot in the picturesque village of Antoingt, just 8 km from Issoire.

Offering approx. 405 m² of habitable space across two levels plus a full attic and cellar, this historic residence features original parquet floors, fireplaces, French ceilings, and an 80 m² terrace. The house includes several reception rooms, spacious bedrooms, and an independent apartment. Numerous outbuildings (approx. 375 m²) and a beautiful 1819 fountain add to the charm. Ideal for a large family or hospitality project (gîtes/chambre d'hôtes). Connected to mains drainage, with oil and wood heating systems and a sound roof.

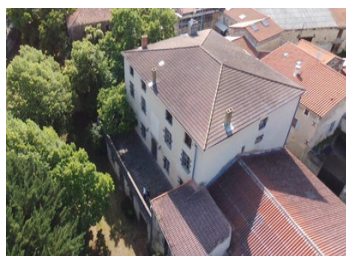
Full renovation required, offering a rare opportunity to create a bespoke home or business in the heart of the Auvergne countryside.

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 habitation: EUR

NOTES

DESCRIPTION

This remarkable 17th-century stone-built property, steeped in history and full of character, is located in the heart of the charming village of Antoingt, just minutes from the bustling town of Issoire. Set on a generous 2,209 m² plot with mature grounds, outbuildings, and a historic fountain dating to 1819, the estate offers immense potential for a luxurious family residence or a commercial hospitality venture such as gîtes or chambres d'hôtes.

With a total habitable space of approximately 405 m², the house is arranged over two floors plus a full attic and cellar. The main entrance, accessed via a wide stone staircase and 80 m² front terrace, opens into a hall with traditional tomettes flooring. The ground floor comprises a 32 m² living room with fireplace and parquet flooring, a 27 m² dining room with French doors leading to the terrace, and a kitchen, bathroom, and additional rooms that offer further flexibility. A large vaulted hall links the kitchen to both the upper floor and cellar, adding to the building's unique layout and charm.

Upstairs, the first floor features three large bedrooms (ranging from 19 to 32 m²), some with adjoining rooms that could easily convert to en-suites, as well as an independent apartment with living/sleeping space, kitchenette, and shower room. Additional rooms are available, including one in need of full renovation. A spacious attic spans the full footprint of the house, perfect for further development. The cellar includes a boiler room and former kitchens and is...