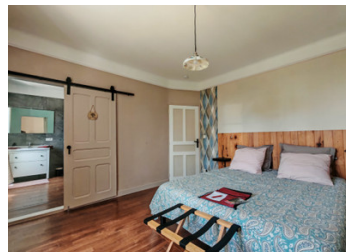


## Spacious Renovated Farmhouse of 200m<sup>2</sup> at End of Lane with B&B Potential and Outbuildings on 3318m<sup>2</sup> of Land



## INFORMATION

|             |                         |
|-------------|-------------------------|
| Town:       | Saint-Priest-des-Champs |
| Department: | Puy-de-Dôme             |
| Bed:        | 3                       |
| Bath:       | 3                       |
| Floor:      | 200 m <sup>2</sup>      |
| Plot Size:  | 3318 m <sup>2</sup>     |

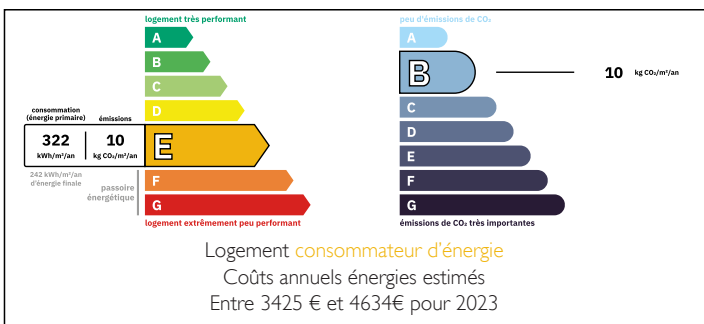
## IN BRIEF

Set in peace and quiet at the end of a cul-de-sac, this charming stone longère is located in the welcoming village of Saint-Priest-des-Champs. The village offers a genuine local lifestyle, with a bakery, a grocery shop opening in 2026, summer markets, and a friendly village festival held in early June.

The property enjoys an ideal location close to several major tourist attractions, including the Gour Saillant waterfall in Saint-Priest-des-Champs, Lac des Fades, the Dhagpo Kundreul Ling Buddhist temple, the Puy de Dôme, and the ski resorts of the Sancy Massif.

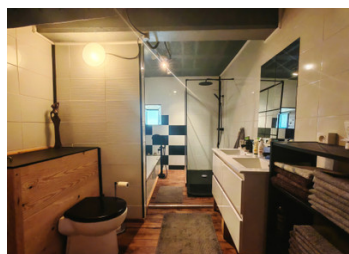
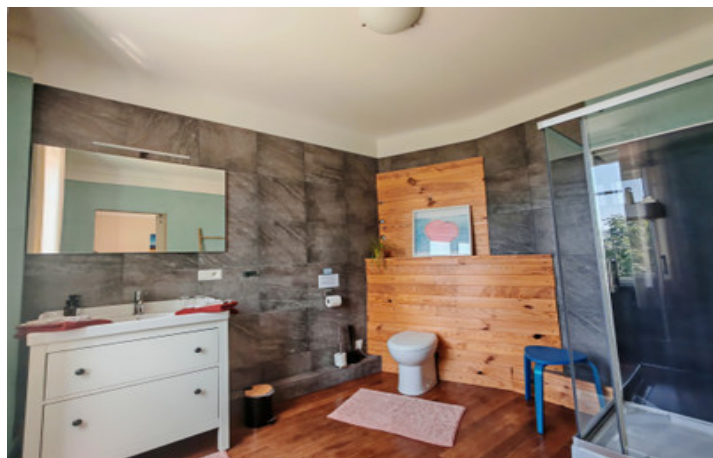
It is also conveniently situated between Saint-Gervais-d'Auvergne, Les Ancizes, and Pontaumur, where all daily services and shops are available. Large shopping centres are approximately 40 km away, and Clermont-Ferrand, with its international airport, is just a 1-hour drive.

## 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.



## DESCRIPTION

Arranged around a central courtyard, this longère provides the perfect setting for a tourism business such as a gîte or bed and breakfast, or for a large family home. Currently operated as a B&B, it features two bright guest suites with private shower rooms.

The house is very well equipped, including wood-fired central heating and a new heat pump (2021), a renovated roof, solar panels (2024), and a landscaped garden with an old well.

Ground floor:

- Entrance hall of 10 m<sup>2</sup> with WC
- Spacious and welcoming kitchen (26 m<sup>2</sup>)
- Bright dining room (25 m<sup>2</sup>)
- Modern bathroom (walk-in shower, bathtub, WC)
- Technical/utility room (30 m<sup>2</sup>)
- Room of 32 m<sup>2</sup> to be converted (living room, guest room, etc.)
- Outbuildings of 11 m<sup>2</sup> and 6 m<sup>2</sup>

First floor:

- Large master bedroom of 46 m<sup>2</sup>
- Two guest bedrooms of 25 m<sup>2</sup>, each with private shower room
- Dressing room
- Additional shower room
- Room of 32 m<sup>2</sup> to renovate

Insulated attic:

- 71 m<sup>2</sup> convertible space (bedrooms, office, games room, etc.)

Outbuildings:

- Workshop and chicken coop (40 m<sup>2</sup>)
- Large barn/garage (82 m<sup>2</sup>)
- Covered terrace (18 m<sup>2</sup>)
- Sunny terrace (20 m<sup>2</sup>)

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES