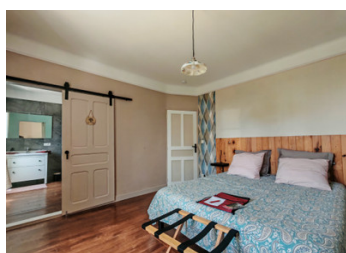
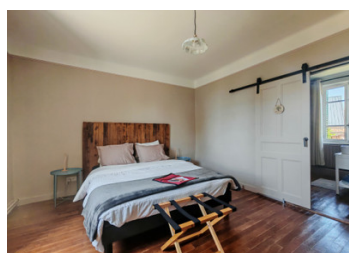
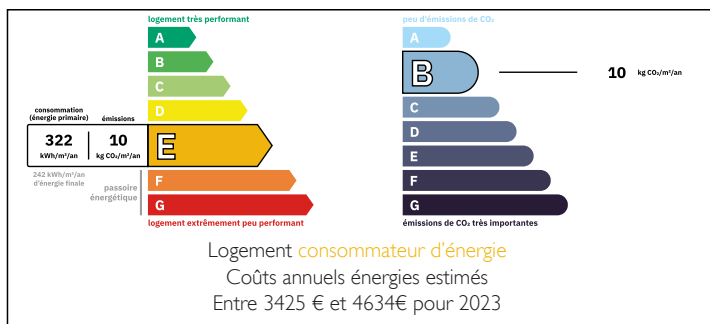


Spacious Renovated Farmhouse of 160m at End of Lane with B&B Potential and Outbuildings on 3000m of Land

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Priest-des-Champs
Department:	Puy-de-Dôme
Bed:	3
Bath:	3
Floor:	160 m2
Plot Size:	3318 m2

IN BRIEF

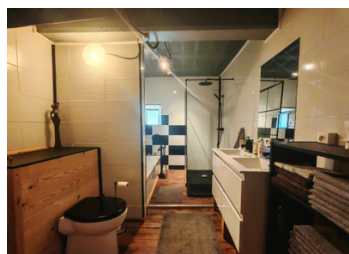
Tucked away at the end of a quiet country lane, in a peaceful hamlet, this characterful stone longère is set around a courtyard and offers the perfect setting for a tourism-related activity or a spacious family home. Currently run as a chambre d'hôtes, the property includes two bright guest suites, each with its own private bathroom.

The house is equipped with an efficient heating system (wood-fired central heating and a new heat pump), a recently renovated roof, and solar panels installed on the main building.

The property enjoys uninterrupted views of the Puy de Sancy and the Chaîne des Puys, and features a garden with fruit trees and several outbuildings, including a workshop and barn. With generous living spaces, several rooms still to renovate, and an insulated attic ready for conversion, this property has significant potential for further development.

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

Ground Floor:

- Welcoming entrance hall (10 m²) with separate toilet
- Spacious, sociable kitchen (26 m²) on the right
- Bright dining room (25 m²) on the left
- Modern bathroom with walk-in shower, bathtub and toilet (8 m²)
- Utility room (30 m²) housing the wood boiler and new heat pump
- Large room (32 m²) to renovate, ideal as a living room, additional guest space or studio
- Charming former bakehouse (11 m²)

First Floor:

- Large master bedroom (46 m²), usable but requires finishing, with private access
- Two guest rooms (both 25 m²), each with en-suite bathroom and plenty of natural light
- Dressing room
- Additional bathroom (4 m²) to refresh but functional
- Large room to renovate (32 m²), with excellent potential

Convertible Attic:

- A fully insulated attic space (71 m²) with windows, ideal for conversion into additional bedrooms, office, or leisure space

Outbuildings:

- Workshop (40 m²) with attached chicken coop
- Barn (82 m²), currently used as a garage

Other Features:

Traditional stone well on the property
Recently redone roof, with solar panels on the main house
Garden planted with a variety of fruit trees, perfect for enjoying the peaceful surroundings

This property is ideal for those looking to continue or start a tourism business, or simply to settle in a beautiful rural setting with plenty of space and

LOCAL TAXES

Taxe habitation: EUR

NOTES