



Ref: A38811AMB63 Price: 256 800 EUR

agency fees included: 7 % TTC to be paid by the buyer (240 000 EUR without fees)

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



# 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 countryside, this charming house in the village of Saint-Priest-des-Champs is located at the end of a dead-end street.

The village has a warm community and features a bakery for daily bread and fresh products. During the summer months, there are lively markets, where local products and crafts are sold. In early June, the village festival takes place with pétanque tournaments, communal meals, music, and fireworks, creating a festive atmosphere.

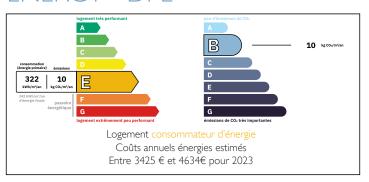




For nature lovers, there are several walking routes nearby, including the popular trail to the Gour Saillant waterfall. The area offers many opportunities for hiking, cycling, and enjoying the outdoors.

This house is an ideal place for anyone seeking peace and nature.

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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.





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### LOCAL TAXES

Taxe habitation: EUR

## **NOTES**

### DESCRIPTION

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.

#### Ground Floor:

- -Welcoming entrance hall  $(10 \text{ m}^2)$  with separate toilet
- -Spacious, sociable kitchen (26 m²) on the right
- -Bright dining room (25 m<sup>2</sup>) on the left
- -Modern bathroom with walk-in shower, bathtub and toilet  $(8 \text{ m}^2)$
- -Utility room (30 m²) housing the wood boiler and new heat pump
- -Large room (32 m<sup>2</sup>) to renovate, ideal as a living room, additional guest space or studio
- -Charming former bakehouse (11 m<sup>2</sup>)

### First Floor:

- -Large master bedroom (46 m<sup>2</sup>), usable but requires finishing, with private access
- -Two guest rooms (both 25 m<sup>2</sup>), each with en-suite bathroom and plenty of natural light
- -Dressing room
- -Additional bathroom  $(4 \text{ } \text{m}^2)$  to refresh but functional
- -Large room to renovate (32 m²), with excellent potential

#### Convertible Attic:

-A fully insulated attic space  $(71 \text{ m}^2)$  with windows, ideal for conversion into additional bedrooms, office, or leisure space

#### Outbuildings:

-Workshop (40 m²) with attached chicken coop

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