

Charming Renovated Barn Conversion with Guest House located on the edge of a village.



INFORMATION

Town:	Effiat
Department:	Puy-de-Dôme
Bed:	4
Bath:	2
Floor:	246 m2
Plot Size:	2420 m2

IN BRIEF

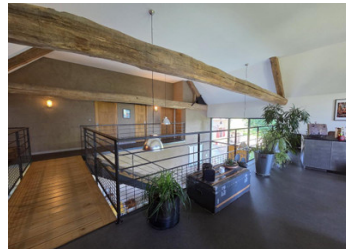
Beautifully renovated property on a 2,420 m² enclosed plot in Effiat, featuring a converted barn (158 m²) and a guest house (88 m²).

The main house offers a spacious living room with open kitchen, pantry, laundry, study, bedroom with dressing room, and modern bathroom.

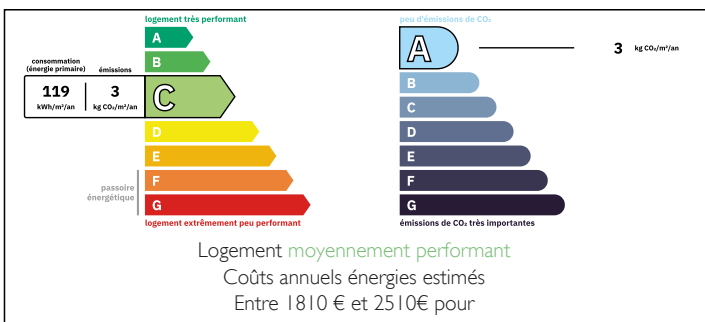
The guest house includes a large living space, kitchen, bathroom, and 3 bedrooms.

Excellent condition throughout with quality materials, underfloor heating, reversible air conditioning, and double glazing. Additional features include 3 garages, carport, central vacuum system, alarm, and automatic gate.

Ideally located within walking distance of village shops, 20 km from Vichy and Riom, and 40 minutes from Clermont-Ferrand.



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

This stunning property combines character, comfort, and practicality, offering two fully renovated homes on a generous 2,420 m² plot at the edge of the charming village of Effiat.

The main house (158 m²) is a beautifully converted barn, tastefully renovated with high-quality materials. On the ground floor, it features a spacious 70 m² semi-open living room and fully equipped kitchen, a pantry, laundry room, and an integrated garage. Upstairs, a bright study/TV room leads to a bedroom with walk-in closet, a stylish bathroom with shower, and a separate toilet. Comfort is ensured with underfloor heating via a heat pump on the ground floor and reversible air conditioning upstairs.

The guest house (88 m²) is perfect for family, friends, or rental opportunities. The ground floor offers a welcoming 42 m² living room with semi-open kitchen and a bathroom with toilet and bathtub. Upstairs, there are 3 bedrooms, a landing, and an additional toilet. Heating is electric.

Outbuildings include a double garage with adjoining carport plus a third garage, offering excellent storage and parking. The landscaped grounds are fully enclosed with an automatic gate, ensuring privacy and security. Additional features include a central vacuum system, alarm, double glazing, and mains drainage connection.

This turnkey property combines modern comfort with village charm, making it ideal as a permanent residence, second home, or multi-generational living solution in a sought-after location.

Shops and local amenities are within walking distance, while the spa town of Vichy and the historic city of Riom are only...

LOCAL TAXES

Taxe habitation: EUR

NOTES