

Lovely stone 5 bed 5 bath ferme and separate 2 bed guest house, swimmingpool, big garden (8580 m2)



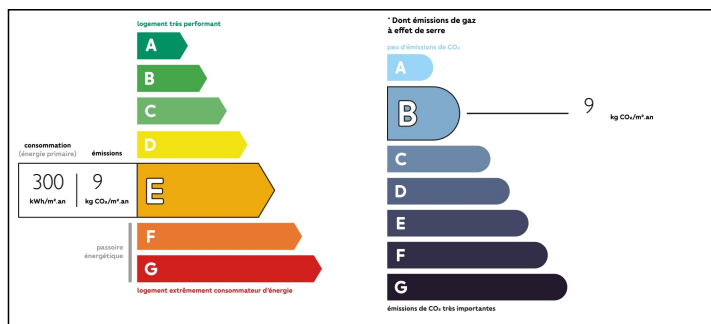
INFORMATION

Town:	Pionsat
Department:	Puy-de-Dôme
Bed:	7
Bath:	6
Floor:	270 m2
Plot Size:	8580 m2

IN BRIEF

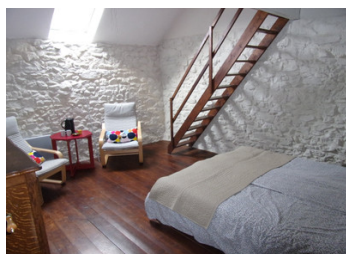
This lovely stone ferme is currently run as a successful B&B / gîte, but it can also be used as a big family home. The house actually has 4 B&B rooms with bathroom and a private bedroom/bathroom with an attached space that can be converted into a private kitchen/living space. The gîte contains another 2 bedrooms and a bathroom with an attached space to convert and a summer kitchen. There is a lovely terrace between the house and the gîte and in the big garden (8580 m2) there is a semi-built-in heated swimming pool. The property will be sold furnished. This beautiful property is situated in a quiet hamlet, at only 5 km from Pionsat with all daily amenities, 29 km from Montluçon (train station), 76 km from Clermont-Ferrand (international airport) and 95 km from Mont Dore (ski slopes). In the Puy de Dôme, Auvergne.

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

Ground floor:

- Entrance hall (11 m2) with toilet with sink (1.5 m2) and utility room (4 m2)
- Open living area with kitchen, dining area, living space with wood burner, office room (56,5 m2)
- Utility room / storage space (9 m2)
- B&B room with bathroom + toilet (32 m2)
- B&B room with bathroom + toilet (30 m2)

First floor:

- B&B room with bathroom + toilet (26 m2)
- B&B room with mezzanine and bathroom + toilet (30,5 m2)
- Bedroom with bathroom + toilet (19 m2)
- Space to convert (17,5 m2)

Attic above the house

Guest house:

- living area with kitchenette and wood burner (15 m2)
- bedroom (9,5 m2)
- bedroom (13 m2)
- bathroom + toilet (14,5 m2)

Attic above and cellar below

Attached to the gite is a space that could be converted and a summer kitchen with sink.

Heating: Electric radiators and woodburners

Insulation: Almost all windows have double glazing, the roof is insulated as well as the roof floor, almost all walls are insulated

2 Septic tanks in place ('aux normes')

The swimming pool is heated by a heat pump and four thermal solar panels

There is a permit for four camping pitches

LOCAL TAXES

Taxe foncière: **1784 EUR**

NOTES