

Renovated 4 bedroom house and attached chambre d'hôtes (4 rooms, max 14 persons), big garden, quiet location



INFORMATION

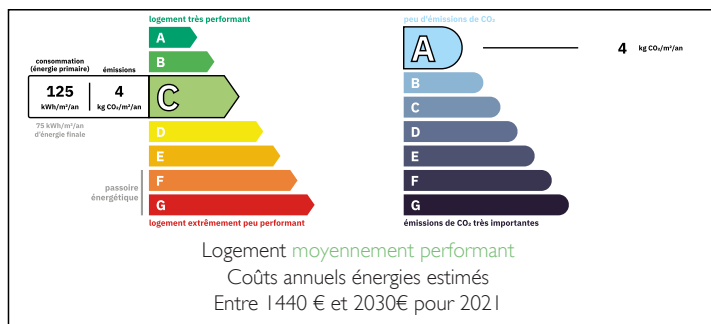
Town:	Saint-Priest-des-Champs
Department:	Puy-de-Dôme
Bed:	8
Bath:	6
Floor:	316 m2
Plot Size:	10492 m2



IN BRIEF

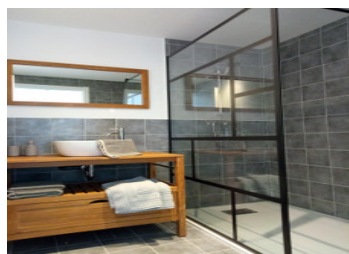
This fantastic property contains a 4 bedroom, 2 bathroom house with an attached barn converted into a 4 bedroom, 4 bathroom chambre d'hôtes or group accommodation with its own large kitchen. Ideal to start a B&B/gîtes business or to use as a big family home. The property sits on a large plot of 4888 m2 with lovely views, an old 'four à pain', an upground, heated swimming pool, a well and enough parking space for 5 cars. A beech forest of 5640 m2 at approx 1.5 km is included in the sale. The property is situated in a quiet hamlet close to the village with all daily amenities and close to nice tourist attractions such as Le Lac des Fades and Dhagpo Kundreul Ling Buddhist Temple, at approx 17 km from Pontaudur (all daily amenities) and approx 46...

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.



LOCAL TAXES

Taxe foncière: 2224 EUR

NOTES

DESCRIPTION

House:

Ground floor:

- Entrance with stairs to the first floor
- Kitchen with pellet burner (25.5 m2)
- Living room with wood burner (26 m2)

First floor:

- 4 bedrooms, one with a shower (16, 12, 11.5, 11.2 m2)
- Bathroom (bath, toilet, two washbasins)
- Separate toilet

Attic above the house (approx 70 m2)

Converted barn:

- Fitted kitchen (35 m2)
- Large and luminous living / dining room with a pellet burner and a toilet (35 m2) and access to the courtyard and garden

First floor:

- Entrance hall with access to the attic
- 2 rooms with ensuite bathroom (shower, washbasin, toilet) (16.5, 16.8 m2)
- 2 suites with mezzanine, living area, bathroom with shower, washbasin, toilet) (39 m2) with lovely views on the Chaîne des Puys and the Massif du Sancy

Heating:

- Woodburner, pelletburner and electrical heating in the house
- Heat pump (in every room for cooling and heating) and pellet burner and to heat the water

Insulation

Both the house as the B&B are well insulated (energy class E for the house and C for the B&B)

Solar panels on the house with an annual yield of 1800 to 2000 euros

Outbuildings:

- Attached workshop / garage (38 m2)