

Gorgeous property, suitable for B&B/gîtes business, 28823 m2 land + pond, quiet location with stunning views



## INFORMATION

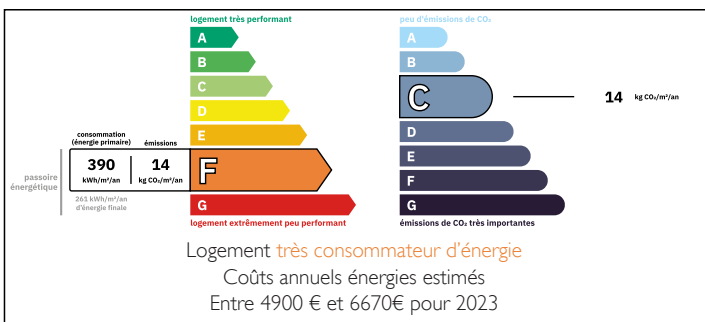
|             |                          |
|-------------|--------------------------|
| Town:       | Saint-Gervais-d'Auvergne |
| Department: | Puy-de-Dôme              |
| Bed:        | 6                        |
| Bath:       | 5                        |
| Floor:      | 290 m2                   |
| Plot Size:  | 28823 m2                 |

## IN BRIEF

This beautiful property consists of a lovely renovated farmhouse (3 bedrooms, 2 bathrooms) with attached barn, a renovated self contained bread oven (1 bedroom, 1 bathroom), and two other nicely renovated outbuildings with in total 2 bedrooms and 2 bathrooms. So it would be an ideal B&B/gîtes business but it could also be used as a big family home. It has a large garden (9338 m2) with several nice terraces where you can enjoy the stunning views over the Chaîne des Puys. A little further along the same road is another plot of (wood)land (19485 m2) with a pond and a ruin. The property is situated in a quiet hamlet on a dead end road with only two other properties, at approx 2 km's from the nearest village with daily amenities, at approx 17 km's from Pontaudumur with...



## 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

Farmhouse:

Ground floor:

- Entrance hall
- Living room with wood burner (29 m<sup>2</sup>)
- Dining room with access to separate toilet and wine cellar (18.5 m<sup>2</sup>)
- Equipped kitchen with wood stove (22.5 m<sup>2</sup>)
- Utility room + cloak room (22 m<sup>2</sup>)

First floor:

- Bedroom (25 m<sup>2</sup>) with ensuite bathroom (shower, 2 sinks, toilet, 4 m<sup>2</sup>)
- Bedroom (19 m<sup>2</sup>)
- Bedroom (7 m<sup>2</sup>)
- Bathroom (bath, shower, sink, toilet, 7.5 m<sup>2</sup>)
- Landing with office corner

Attic accessible from the outside

- Attached barn (112 m<sup>2</sup>) with workshop underneath (54 m<sup>2</sup>)

Heating: Electric radiators + woodburner in living room

Converted bread oven:

- Living room with wood burner and bread oven (21 m<sup>2</sup>)
- Kitchen (approx 6 m<sup>2</sup>)
- Bathroom (shower, toilet, sink, 4.5 m<sup>2</sup>)
- Attic with bedroom (approx 18 m<sup>2</sup>)

Heating: woodburner

Converted outbuilding:

- Entrance (10 m<sup>2</sup>)
- Sitting room with separate toilet (14.5 m<sup>2</sup>)
- Porch (9 m<sup>2</sup>) with open doors to terrace with wood heated jacuzzi with solar shower
- Attic with bedroom with ensuite bathroom (bath, shower, toilet, sink) (16 m<sup>2</sup>)

Heating: electric radiator

## NOTES