

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

EXCLUSIVE

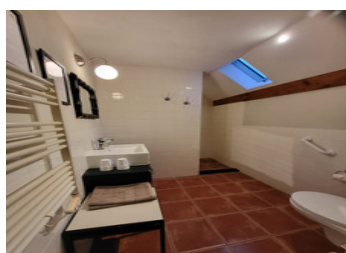
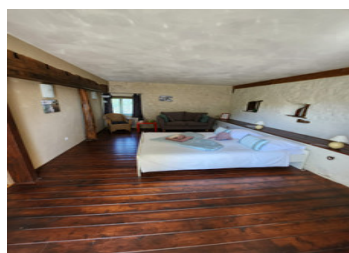


INFORMATION

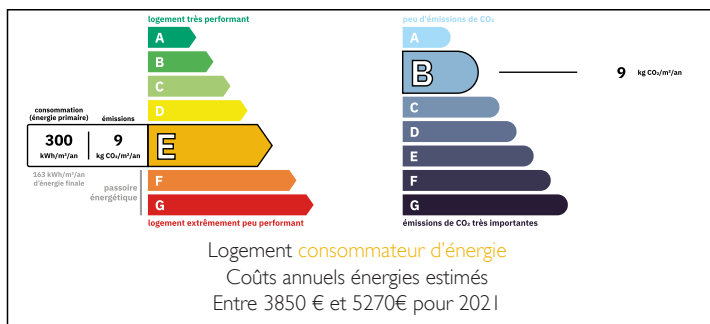
Town:	Pionsat
Department:	Puy-de-Dôme
Bed:	7
Bath:	6
Floor:	270 m2
Plot Size:	8580 m2

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 ensuite bathrooms 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 if desired 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 with a wooden terrace. 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 (nearest international airport) and 95 km from Mont...



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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.



LOCAL TAXES

Taxe foncière: 2033 EUR

NOTES

DESCRIPTION

This lovely stone ferme is currently run as a successful B&B / gîte, but it can also be used as a big family home. It comprises in the main house:

On the ground floor:

- Entrance hall (11 m2) with toilet and 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 next to the kitchen (9 m2)
- B&B room with bathroom + toilet (32 m2) (accessible from the outside only)
- B&B room with bathroom + toilet (30 m2) (accessible from the outside only)

First floor:

- B&B room with bathroom + toilet (26 m2)
- B&B room with mezzanine and bathroom + toilet (30.5 m2)
- Private 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 gîte is a space that could be converted if desired, 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