LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A33068EAB63 Price: 447 000 EUR

agency fees to be paid by the seller

Beautiful farmhouse with a separate guest cottage

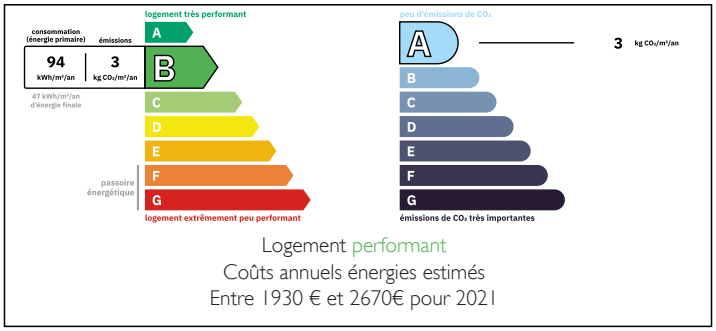
INFORMATION

Town:	Saint-Flour
Department:	Puy-de-Dôme
Bed:	7
Bath:	4
Floor:	288 m2
Plot Size:	17000 m2

IN BRIEF

Near Courpière, Leggett International Real Estate presents a splendid farmhouse with an independent guesthouse, located just 30 minutes from Thiers (motorway access), 46 minutes from Clermont-Ferrand, and 1 hour 40 minutes from Lyon.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1930 € et 2670€ pour 2021

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.

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NOTES

DESCRIPTION

This property, approximately 288 m², beautifully combines the charm of traditional architecture with modern comforts, while offering exceptional energy efficiency.

It features multiple eco-friendly and economical heating systems: aerothermal, geothermal, electric heating, and photovoltaic panels. A true opportunity for those seeking quality of life while respecting the environment.

In the main farmhouse, the ground floor opens onto a bright living space with a wood stove, a separate kitchen, and a bathroom. A pantry, boiler room, and cellar provide optimized storage areas. Underfloor heating throughout ensures optimal thermal comfort. Additionally, you'll enjoy a double garage, a single garage, and ample parking space.

Upstairs, the property can accommodate up to 10 people, with air-conditioned suites featuring private bathrooms and toilets, a family room with four beds, and a classic room with two beds, plus a shared bathroom.

The independent guesthouse, with its private entrance, can host between 5 and 7 guests. It combines modernity with authentic charm, featuring two air-conditioned bedrooms and a beautiful terrace with panoramic views.

Beyond its high-end amenities, this farmhouse stands out for its excellent energy efficiency, ensuring low costs and minimal environmental impact.

Don't miss this rare opportunity to acquire an exceptional turnkey property, ideal for a bed-and-breakfast project or a large family, all while benefiting from unparalleled energy performance. Contact us today to arrange a visit and discover the full potential of this unique property!

Heating systems: aerothermal, geothermal, electric,