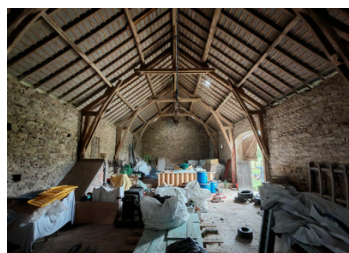
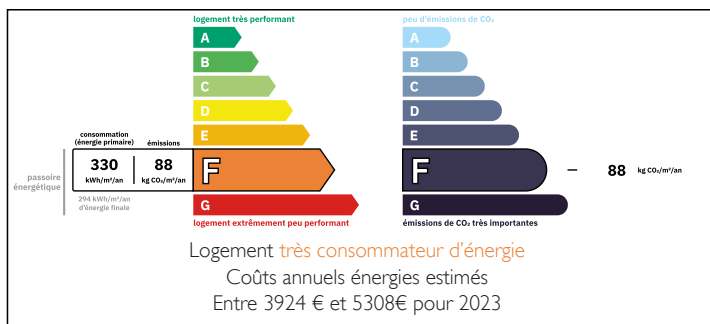


House with Outbuildings, Stables & Campsite Permit on 5 hectares of land

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Bussières
Department:	Puy-de-Dôme
Bed:	4
Bath:	0
Floor:	200 m ²
Plot Size:	50717 m ²

IN BRIEF

Set in a peaceful and green rural environment, this characterful property is a rare find, ideal for anyone seeking both a pleasant lifestyle and a place full of potential. Whether your dream is to run a tourism-related activity, keep animals, grow your own food, or simply enjoy a life in the countryside, this property offers the perfect foundation.

With a main house that is immediately habitable, numerous outbuildings, over 5 hectares of land (with the option to buy less if preferred), and several already-prepared infrastructures, this property would suit both families and those with professional or lifestyle projects in mind, gîtes, farm camping, equestrian facilities, permaculture... the possibilities are endless.

It is currently an existing farm. It can be acquired either as a private residence or as an agricultural operation.

It is possible to purchase or take over additional land

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:

544 EUR

NOTES

DESCRIPTION

Main House – 105 m² of living space:

Ground floor:

- Spacious and bright entrance hall (12 m²)
- Fitted kitchen (18 m²) with adjoining bathroom
- Bright living room (21 m²)

First floor:

- 4 bedrooms (between 10 and 11 m² each)
- Additional room for dressing or office space

Basement and attic:

- 52 m² of cellar space
- 52 m² of attic ready to be converted (insulation already on site)

Attached Barn – Two Levels:

- Ground floor: 216 m² of former stables, including a small independent cottage to renovate
- Upper floor: 235 m² of barn space ready for conversion (workshop, event space, storage, etc.)

Outbuildings and Extras:

- A 41 m² workshop with an attached 30 m² greenhouse
- A 71 m² detached cottage to renovate, ideal as a gîte, guest house or seasonal rental, complete with an original bread oven
- A large 171 m² hangar, previously used for sheep farming, offering countless opportunities: workshop, agricultural use, equestrian activities, or storage

Under the barn, there is a sanitary block planned for a camping project (permit already granted), including the layout for 6 individual bathrooms. All necessary materials for the installation are available on-site, it just needs to be assembled and completed.

Land:

The property comes with just over 5 hectares of land, with the option to purchase a smaller surface depending on your plans.

The property is rich in water, with two natural springs equipped with wells, two additional smaller