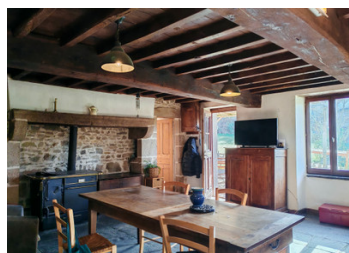


Beautiful rural property with gîte potential, outbuildings and 7.5 ha of private land

EXCLUSIVE



## INFORMATION

Town:	Sainte-Christine
Department:	Puy-de-Dôme
Bed:	2
Bath:	1
Floor:	124 m2
Plot Size:	74694 m2

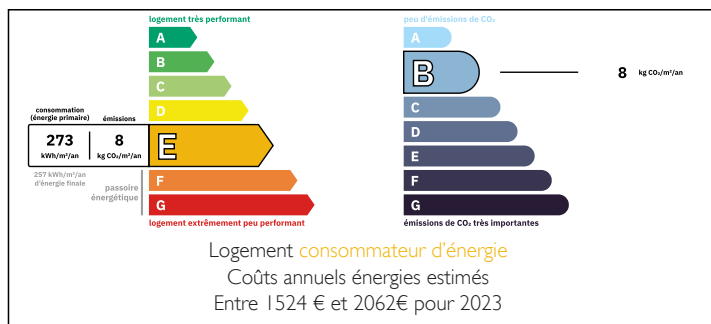
## IN BRIEF

At the end of a small, peaceful hamlet, in a preserved natural environment, you will find this charming property consisting of a traditional longère farmhouse, a separate outbuilding ideal for a gîte or second home, as well as a large hangar, all set on 7.5 hectares of land with no overlooking neighbours.

The property is located just 6 km from Saint-Gervais, a pleasant village offering local shops, lively markets, as well as several lakes and natural areas ideal for walking, fishing and outdoor activities. A perfect setting to enjoy the tranquillity of the countryside while remaining close to amenities.

Upon entering the property, you discover two charming natural stone houses arranged around a welcoming courtyard where chickens and geese roam freely, with open views over your 7.5 hectares of meadows where the donkeys graze peacefully. The entire setting immediately offers...

## 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

The main house (ready to move into)

Ground floor:

-Spacious 34 m<sup>2</sup> kitchen with exposed stone walls and a wood-burning stove, creating a warm and inviting space. The kitchen also provides access to the cellar.

-Living room of 19 m<sup>2</sup>, comfortable and bright.

First floor:

-Large recreation room of 57 m<sup>2</sup>, perfect for entertaining family and friends, creating a games room, or extending the living space.

-Adjoining barn of 130 m<sup>2</sup>, offering many possibilities for conversion or storage.

The outbuilding:

Opposite the main house stands a second stone house of 121 m<sup>2</sup>, full of charm and character.

This building, which includes a traditional bread oven, requires some renovation work but is structurally sound and represents an ideal opportunity to create a gîte, guest house, or independent second home.

It also benefits from a large adjoining hangar of 145 m<sup>2</sup>, currently used for storage and as shelter for the donkeys.

All the roofs have been redone in 2022.

## LOCAL TAXES

Taxe foncière:

605 EUR

## NOTES

The land:

The property extends over 7.5 hectares of adjoining land, perfect for nature lovers, agricultural or tourism projects, or keeping animals.

The land includes:

-Several wells

-A charming old washhouse (lavoir)

-Greenhouses for market gardening

-Large meadows offering self-sufficiency and many possibilities

This rare property combines absolute tranquillity, authentic charm, and strong potential. Its location at the end of a hamlet guarantees peace and privacy, while remaining close to the amenities of