

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

EXCLUSIVE

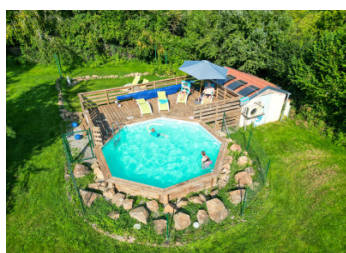


## INFORMATION

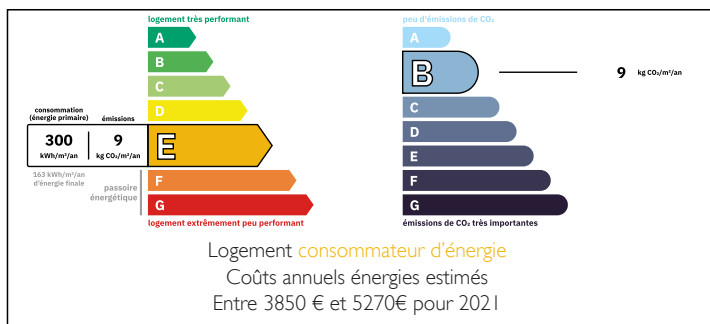
|             |             |
|-------------|-------------|
| Town:       | Pionsat     |
| Department: | Puy-de-Dôme |
| Bed:        | 7           |
| Bath:       | 6           |
| Floor:      | 270 m2      |
| Plot Size:  | 8580 m2     |

## 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...

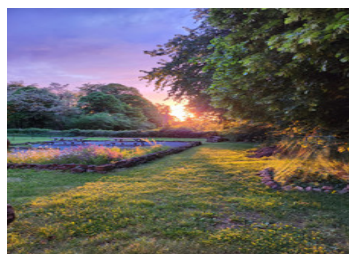


## ENERGY - DPE



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.



## LOCAL TAXES

Taxe foncière: 2033 EUR

## NOTES

## DESCRIPTION

Ground floor:

- Entrance hall (11 m<sup>2</sup>) with toilet and sink (1.5 m<sup>2</sup>) and utility room (4 m<sup>2</sup>)
- Open living area with kitchen, dining area, living space with wood burner, office room (56,5 m<sup>2</sup>)
- Utility room / storage space next to the kitchen (9 m<sup>2</sup>)
- B&B room with bathroom + toilet (32 m<sup>2</sup>) (accessible from the outside only)
- B&B room with bathroom + toilet (30 m<sup>2</sup>) (accessible from the outside only)

First floor:

- B&B room with bathroom + toilet (26 m<sup>2</sup>)
- B&B room with mezzanine and bathroom + toilet (30,5 m<sup>2</sup>)
- Private bedroom with bathroom + toilet (19 m<sup>2</sup>)
- Space to convert (17,5 m<sup>2</sup>)

Attic above the house

Guest house:

- living area with kitchenette and wood burner (15 m<sup>2</sup>)
- bedroom (9,5 m<sup>2</sup>)
- bedroom (13 m<sup>2</sup>)
- bathroom + toilet (14,5 m<sup>2</sup>)

Attic above and cellar below

Attached to the gite 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

2 Septic tanks in place

The swimming pool is heated by a heat pump and