



## Rustic Farmhouse & Gite For Sale In Viscomtat Auvergne



### Information de l'agent

Nom:	Niall Madden
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Specialties:	
Property Type:	Apartments
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Languages:	English
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 230,657.42

#### Location

Pays:	France
Adresse:	chemin de l'adroit
Indicatif régional:	63250
Soumis:	26/09/2024

#### Description:

Rustic Farmhouse & Gite For Sale In Viscomtat Auvergne France

Esales Property ID: es5554321

#### Property Location

1, chemin de l'adroit,

Lieu dit Begon

Viscomtat

63250

Auvergne



France

## Property Details

### A Nature Lover's Paradise: Rustic Farmhouse in the Auvergne

Escape the ordinary and discover a haven of tranquility amidst the breathtaking landscapes of the Auvergne region in France. This beautifully rustic farmhouse, nestled deep within a verdant forest, offers an unparalleled opportunity to reconnect with nature and embrace a simpler way of life.

### Far From the Madding Crowd

Imagine waking up to the melodic symphony of birdsong, your senses invigorated by the fresh forest air. This charming property is truly off the beaten track, a haven for those seeking peace and seclusion. Immerse yourself in the beauty of nature, surrounded by towering trees and rolling hills that stretch as far as the eye can see.

### Perfect for Outdoor Enthusiasts

Calling all hikers, mountain bikers, and nature lovers! This farmhouse is your ideal base camp for exploring the stunning surroundings. Lace up your boots and embark on challenging hikes through the forested trails or conquer exhilarating mountain bike routes. If a more relaxed pace is your preference, take leisurely walks and soak in the breathtaking scenery.

### A Canvas for Your Dreams

The property boasts a captivating blend of rustic charm and modern functionality. One side of the farmhouse has been partially renovated, offering a blank canvas for you to personalize and create your dream home. On the other side, a fully-equipped gite awaits, a testament to the property's successful vacation rental history. This versatile space can provide you with a steady income stream or a comfortable retreat for friends and family.

### Cozy Winters and Idyllic Summers

During the colder months, gather around a crackling log fire, creating a warm and inviting atmosphere. Let the outside world melt away as you bask in the warmth and enjoy the serenity of your secluded retreat.

Come summer, the Auvergne region transforms into a haven for outdoor enthusiasts. Explore the numerous lakes surrounding the property and take a refreshing dip in their crystal-clear waters. Enjoy a picnic on the shores or simply soak up the sunshine in the tranquility of your own expansive garden.

### A World of Discovery Awaits

While the farmhouse offers a sense of complete seclusion, venturing out will reward you with charming



towns and local attractions. The nearest town, Thiers, is a short 25-minute drive away and offers a delightful glimpse into French culture. Explore quaint shops, sample regional cuisine, and immerse yourself in the town's rich history.

For further exploration, visit the link provided in the description to discover the plethora of local attractions waiting to be unearthed.

### Embrace Tranquility: Make it Yours

This unique farmhouse offers an unparalleled opportunity to escape the pressures of everyday life and reconnect with nature. Whether you're seeking a permanent residence, a vacation home, or an income-generating property, this rustic haven has something for everyone. However, please note that due to its secluded location, a car is essential for navigating the area.

Don't miss this chance to own a piece of paradise! Visit the link in the description ( <https://linktr.ee/howtobegon> ) to learn more and embark on your journey to a simpler, more fulfilling life.

Thiers has a long and rich history, internationally famed for its knife/cutlery-making industry.

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### ABOUT THE AREA

Viscomtat, a charming village nestled in the heart of the Auvergne region in France, offers a peaceful escape from the hustle and bustle of city life. Surrounded by breathtaking natural beauty, this picturesque destination is a haven for nature lovers and those seeking tranquility.

One of the highlights of Viscomtat is its stunning countryside. The village is surrounded by rolling hills, verdant forests, and sparkling lakes, providing ample opportunities for hiking, cycling, and fishing. Explore the nearby Puy de Sancy, the highest peak in the Massif Central, or take a leisurely stroll through the charming streets of Viscomtat.

The village boasts a rich cultural heritage, with a number of historic sites and landmarks to explore. Visit the 12th-century Romanesque church, admire the traditional stone houses, or discover the ruins of an ancient castle.

The local region is also known for its delicious local cuisine. Sample traditional Auvergne dishes, such as aligot (a mashed potato dish with cheese) and charcuterie, at the local restaurants and cafes. Enjoy a leisurely meal on a terrace overlooking the countryside or relax in a cozy bistro.

Whether you're seeking a peaceful retreat, a nature lover's paradise, or a cultural experience, Viscomtat has something to offer everyone. This hidden gem in the Auvergne region is a must-visit destination for those looking to escape the crowds and discover the true beauty of France.

### MAiN FEATURES:



- \* 300m<sup>2</sup> of living space
- \* 2000m<sup>2</sup> plot
- \* 4 Bedrooms between both dwellings
- \* 2 Bathrooms between both dwellings
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Commun

Chambres:	4
Salle de bains:	2
Pied carré fini:	300 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.093.040

