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## Old renovated farmhouse with outbuildings

Roanne , Loire , Auvergne-Rhône-Alpes



# €435,000

inc. of agency fees

3 Beds      110 sqm      0.88 ha

Located in the commune of Bussières, in a setting of absolute calm, this old stone and rammed earth farmhouse of 110m<sup>2</sup> with barn and outbuilding is built on a plot of 8794m<sup>2</sup>. The main house of 110 sqm...

### At a Glance

<b>Reference</b>	MFH-EAL7502	<b>Near to</b>	Roanne	<b>Price</b>	€435,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	110 sqm
<b>Land</b>	0.88 ha			<b>Land Tax</b>	N/A

### Property Description

Located in the commune of Bussières, in a setting of absolute calm, this old stone and rammed earth farmhouse of 110m<sup>2</sup> with barn and outbuilding is built on a plot of 8794m<sup>2</sup>.

The main house of 110 sqm consists, on the ground floor, of an entrance with cupboard and a kitchen / dining room offering a breathtaking view of the valley. In the extension, a living room with beautiful exposed beams

recalls the authentic character of this building.

Upstairs, the night area includes two bedrooms, one of which has its own bathroom, as well as a shower room, an office and a toilet. In the basement, a completely independent space comprising a bedroom and a shower room can accommodate a liberal profession or serve as a studio for a relative.

The bucolic and green environment will appeal to families in search of tranquility, with its interior courtyard, its garden, its vegetable garden and its 20 sqm greenhouse. An agricultural plot, currently converted into an orchard with various fruit trees, can also be used as a park for horses. An annex adjoining the main house can be completely rehabilitated, as can a huge healthy barn with considerable volumes, whose roof was revised in 2016.

The charm and character of the place, combined with the calm and the potential for transformation of the annexes, make it a unique property.

- A closed garage
- Parking spaces
- A wine cellar
- Photovoltaic panels
- Heat pump
- Wood stove
- Well

ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices for the years 2021, 2022, 2023: between EUR930 and EUR1,320

## Summary

Property type:	House
Bedrooms:	3
Price	€435,000

## Key Information

Internal Area:	110 sqm
Land Area:	0.88 ha
Has a Garden	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery







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**C. BAUER – Sunday Times**

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