

[Click to view MFH-EAL7502](#)

## Old renovated farmhouse with outbuildings

Bussieres , 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>	Bussieres	<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







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates