



Charming 3 Bed Farm House For Sale In Pionsat Puy de Dome France



Info Agente

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Specialties:	
Property Type:	Apartments
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Languages:	English
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Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 95,000

Ubicación

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Descripción:

Charming 3 Bed Farm House For Sale In Pionsat Puy de Dome France

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8 Vallanchere
pionsat
puy de dome
63330
France

Charming 3-Bed Farmhouse For Sale | Pionsat, Puy-de-Dôme, France

Nestled in the heart of the scenic Combrailles countryside within the Auvergne-Rhône-Alpes region, this quintessential stone farmhouse offers a rare blend of rustic French character and Extensive modern upgrades. Positioned in a highly desirable, peaceful hamlet with only two other occupied properties, this estate represents the ultimate rural retreat. The property is being sold with an attached barn and a traditional bread oven, providing immediate comfort alongside massive scope for future development.



Extensive Renovation & High-Spec Upgrades

The current owners have undertaken a comprehensive scheme of high-quality structural and interior renovations, ensuring the property is structurally sound, highly energy-efficient, and ready for your final decorative finishes. Key improvements include:

- * **Roofing:** An entirely new roof has been installed on the main farmhouse, complete with four integrated Velux windows that flood the upper levels with natural light. The attached barn also benefits from a completely new roof.
- * **Joinery:** All windows have been replaced with premium, custom-fitted, double-glazed oak frames, preserving the home's historic aesthetic while ensuring modern thermal efficiency.
- * **Structural Flooring:** A brand-new block and beam floor has been engineered over the lower cellar level to support the kitchen area. Furthermore, the entire ground floor has been professionally self-leveled, ready for your choice of flooring.
- * **Systems & Utilities:** The property features an entirely new electrical system, including a modern consumer fuse board. The plumbing network is completely new, servicing the kitchen, WC, and shower room. A brand-new central heating boiler has been fitted, supplemented by a traditional log burner in the main living space.
- * **Sanitation:** A modern septic tank system is in place, fully certified, conforming, and legally approved to run underneath the adjacent road network. Septic was sited in part of the barn and approved by the mairie

The ground floor layout has been reconfigured into a bright, modern, open-plan living and dining space, perfectly designed for contemporary country living.

Local Amenities in Pionsat

While situated in a peaceful country setting surrounded by endless hiking and nature trails, the property is just minutes from the vibrant center of Pionsat. The commune provides excellent everyday services, including:

- * **Shopping & Dining:** An Intermarché supermarket, a traditional bakery, a local butcher, and a choice of restaurants.
- * **Essentials:** Two petrol stations, a post office, a chemist, a hairdresser, and a weekly Friday market showcasing regional produce.
- * **Infrastructure:** A local school, fire station, Mairie (town hall), a striking historic church, a waste management site, and both timber and builders' merchants.

Regional Connectivity & Attractions

Beyond Pionsat, the property benefits from exceptional access to bustling market towns and recreational hotspots:

- * **Marcillat-en-Combraille:** Located just a short drive away, offering a comprehensive selection of shops, restaurants, builders' merchants, and local outdoor adventures like quad and buggy experiences.



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- * Saint-Éloy-les-Mines: Situated in the opposite direction, this vibrant town features a fantastic inland beach and lake setup. Here, you can swim, sunbathe, fish, or enjoy the local campsite. The town hosts regular community functions and offers a large Carrefour supermarket, bars, and diverse shopping.
 - * Montluçon & Clermont-Ferrand: For extensive urban amenities, Montluçon is a large, thriving town providing everything you could possibly need. Further afield sits Clermont-Ferrand, a historic city famed for its volcanic stone architecture and culture.
 - * Travel: International transit is highly convenient, with Clermont-Ferrand Auvergne Airport (CFE) located approximately 72 kilometers to the southeast, offering smooth connections for overseas buyers and guests.

ABOUT THE AREA

Pionsat is a charming, historic commune nestled in the northwest corner of the Puy-de-Dôme department, within the volcanic and mountainous Auvergne-Rhône-Alpes region of central France. Home to a small, close-knit community of around 1,100 residents, the village is situated in the heart of the Combrailles natural region. This scenic area is characterized by an undulating landscape of granite plateaus, lush green meadows, dense forests, and deep river valleys. It is an ideal setting for those who appreciate tranquility, hiking, and rural French heritage.

The undisputed architectural jewel of the village is the Château de Pionsat. This historic monument is uniquely dual-styled, featuring a defensive medieval wing built during the 14th century to protect locals during the Hundred Years' War, seamlessly adjoined to a grand 16th-century Renaissance wing. The village center itself preserves a timeless atmosphere, showcasing traditional light-granite houses, the 19th-century neo-Romanesque Church of Saint-Joseph and Saint-Bravy, and the striking 16th-century Maison Pradon, which was built using dark Volvic volcanic stone.

In addition to its historic charm, Pionsat offers a peaceful rural lifestyle while maintaining practical links to nearby hubs. It sits roughly 30 kilometers south of the bustling market town of Montluçon and is surrounded by small agricultural hamlets. The local economy and village life revolve around traditional farming, independent shops, and seasonal cultural events—such as art exhibitions and concerts hosted at the castle grounds during the warm summer months.

For travelers and overseas visitors, the nearest airport is Clermont-Ferrand Auvergne Airport (CFE), located approximately 72 kilometers to the southeast. The airport is a convenient one-hour drive from the village via local routes and connects the region to major domestic hubs like Paris, as well as select seasonal European destinations. For a wider selection of long-haul international flights, Lyon-Saint Exupéry Airport (LYS) serves as the primary large-scale alternative, located about two and a half hours away by car.

MAiN FEATURES:

- * 120m² of living space
- * 3 Bedrooms
- * 1 Bathroom
- * Stunning Views



- * 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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Común

Dormitorios:	3
Pies cuadrados terminados:	120 m2
Tamaño del lote:	120 m2

Utility details

Heating:	Sí
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Lease terms

Date Available:

Contact information

IMLIX ID: IX8.582.325

