



Stunning 3 Bed House to Renovate For Sale In Briffons Auvergne France



Informazioni sull'Agente

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Specialties:	
Property Type:	Apartments
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Languages:	English
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 171,922.94

Posizione

Nazione:	France
Cap:	63820
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Descrizione:

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325 ROUTE DE CESAR
Briffons
Auvergne
63820
France

Stunning 3-Bedroom Detached Country House with Expansion Potential & 1 Acre of Land - Briffons, Auvergne, France

Nestled in the breathtaking, peaceful countryside of Briffons in the heart of Auvergne, France, this exceptional detached three-bedroom house presents a rare opportunity for buyers seeking a blend of tranquil rural living, ongoing modern updates, and clear scope to add substantial value. Set within approximately one acre of private garden, this characterful home offers an idyllic retreat with spectacular



natural surroundings, modern wellness features, and immense potential for further customization.

Living Accommodation & Character Features

The property has already benefited from key renovation works, providing a strong foundation for the next owner to step in and finish the dream project. The existing layout offers comfortable living space with three well-proportioned bedrooms, each capturing pleasant views of the surrounding countryside. Grounding the home in authentic French heritage is a traditional lower-level cave/cellar, ideal for wine storage, additional workshop space, or keeping local seasonal produce at optimum temperatures year-round.

Spa-Style Bathrooms & Wellness Upgrades

One of the standout highlights of this home is its surprisingly luxurious bathroom installations. The family bathroom has been upgraded with a high-end Jacuzzi bath, offering a sanctuary for relaxation after a day exploring the outdoors. Adding a true spa experience to daily life, the primary en-suite bathroom features an integrated infrared sauna—an exceptional luxury feature that elevates the comfort and appeal of this home far beyond standard country properties.

Exceptional Potential: Convert the Attic

For those looking to expand, the vast attic space presents an incredible conversion opportunity. Structurally suited for development, this space offers ample square footage to create a magnificent fourth bedroom complete with its own private en-suite bathroom or a secluded primary penthouse suite. Alternatively, this floor could easily be repurposed into a large home office, creative studio, or dedicated leisure lounge, allowing you to tailor the home precisely to your lifestyle needs.

Expansive Grounds & Unspoiled Location

Positioned on a generous one-acre plot, the grounds offer endless potential for garden enthusiasts, smallholding projects, or creating an outdoor entertainment sanctuary. The expansive lawned areas provide ultimate privacy and peace, framed by the rolling hills and fresh air of the Puy-de-Dôme department. Located in a tranquil, rural setting near the renowned Parc Naturel Régional des Volcans d'Auvergne, the home is perfect for hiking, mountain biking, and immersing oneself in authentic Auvergne culture and culinary traditions.

Logistics & Accessibility

Despite its serene rural isolation, the property remains conveniently accessible. The nearest commercial hub, Clermont-Ferrand Auvergne Airport (CFE), is situated approximately 45 to 50 kilometers to the east (about a 40-minute drive), offering easy regional flight connections. For international travel, Lyon-Saint-Exupéry Airport (LYS) is readily reachable by car, ensuring smooth travel for international buyers or holiday home visitors.

Investment & Opportunity



Whether you are looking to complete a dream family residence, establish a peaceful holiday home, or develop an attractive rural rental or bed & breakfast in one of France's most picturesque volcanic regions, this property delivers structure, charm, land, and luxury amenities in equal measure. Early viewing is highly recommended to fully appreciate the space, setting, and potential on offer.

ABOUT THE AREA

Briffons is a quiet, rural commune located in the Puy-de-Dome department within the Auvergne-Rhone-Alpes region of central France. Tucked away in the scenic Massif Central, the village offers a serene escape characterized by rolling hills, expansive green pastures, and small-town French charm. It serves as an ideal base for travelers seeking tranquility away from major tourist hubs.

The surrounding countryside makes Briffons particularly appealing to outdoor enthusiasts and nature lovers. Situated near the Parc Naturel Regional des Volcans d'Auvergne, visitors have easy access to picturesque hiking paths, mountain biking routes, and scenic drives through ancient volcanic terrain, including nearby landmarks like the iconic Puy de Dome.

Despite its secluded atmosphere, the village maintains connection to the rich cultural and culinary traditions of Auvergne. Local farms and neighboring villages showcase regional specialties, most notably world-class Auvergne cheeses like Saint-Nectaire and Cantal, alongside rustic French hearty dishes that reflect the heritage of the area.

MAIN FEATURES:

- * 143m² of living space
- * 4047m² plot
- * 3 Bedrooms
- * 2 Bathrooms
- * Stunning Views
- * Private Parking
- * 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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Tenanted: Si

Comune

Camere da letto:	4
Bagni:	2
Finito piedi quadrati:	143 mq
Dimensione del lotto:	4074 mq



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