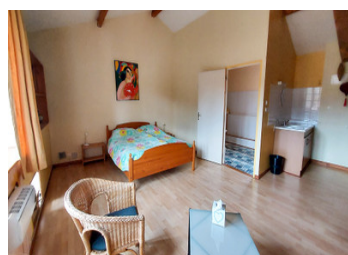


In the heart of the Bourbonnaise mountains, well-established auberge with four B&B rooms, gîte and a chalet.



INFORMATION

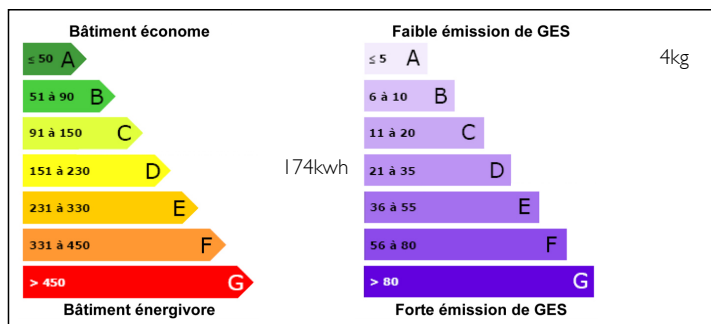
Town:	Arfeuilles
Department:	Allier
Bed:	7
Bath:	6
Floor:	384 m ²
Plot Size:	7091 m ²



IN BRIEF

Well established auberge surrounded by beautiful countryside in the heart of the Bourbonnaise Mountains. With a bar/restaurant, 5 B&B rooms, a gîte, a wooden chalet and private accommodation. On a plot of 7091 m² with stunning views. Located in the foothills of the mountains of the Madeleine 7km from the village of Arfeuilles. This property sits halfway between Roanne and Vichy. A very popular area with tourists for its proximity to the major cities, as well as for its exceptional nature, great for outdoor sports enthusiasts and artists.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Situated in a beautiful part of France this successful Auberge comprises the following :

Auberge :

entrance hall with stairs leading to upper floors, and access to private apartment
bar/restaurant with woodburner, 45 covers (43m²)
terrace, 35 covers
toilet also suitable for disabled guests
guests lounge (24m²)
professional fitted kitchen (29m²)
access to the cellar

Bed and Breakfast :

All four rooms are spacious and comfortable, each room is equipped with a double bed, bathroom with shower, toilet and a hand basin. All have electric heating.

On the first floor you have a laundry room of 9m², 3 rooms, the Tilleul (16m²), the Chene-Vert (11m²) and the Hetre which has two bedrooms (10m², 13m²). On this same floor you have access from the Tilleul to a room of 52m² which is to be renovated.

On the second floor you have the Chataignier, this suite is 58m². It has a lounge/bedroom area, a further bedroom, a corner kitchen area and a bathroom with shower, toilet and a sink.

Gîte 'La Chouette' :

Access to the Gîte is from the outside, at the rear of the property. For comfort and warmth in the colder evenings there is a wood-burner. There is a large room of 32m², comprising a well equipped kitchen, dining and lounge area. A bedroom of 16m² and a bathroom with shower, hand basin, toilet and washing machine. Patio doors lead to a covered outside terrace.

LOCAL TAXES

Taxe foncière: **1947 EUR**

NOTES