LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A30139ABR03 Price: 399 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (380 000 EUR without fees)

Large Hospitality Property with Private Residence, 3 Gîtes and Business Potential in the Montagne Bourbonnaise



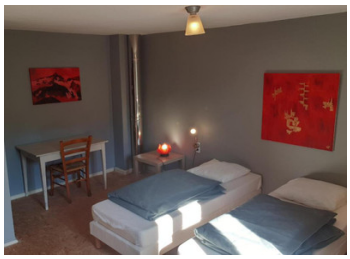




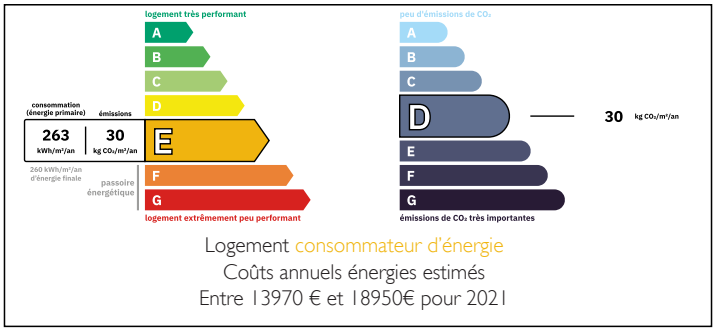








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 13970 € et 18950€ pour 2021

INFORMATION

Town:	Le Mayet-de-Montagne
Department:	Allier
Bed:	13
Bath:	9
Floor:	652 m2
Plot Size:	6101 m2

IN BRIEF

An exceptional opportunity to acquire a substantial former hotel-restaurant with a private owner's residence and multiple guest accommodation areas, set in the beautiful Montagne Bourbonnaise, approximately 30 km south of Vichy.

The property includes a spacious three-bedroom private apartment, two large gîtes offering a total of 11 bedrooms, and an additional one-bedroom apartment. With generous communal areas, a professional kitchen, dining room, bar and games room, there is considerable scope to develop a hospitality business, subject to the necessary permissions, or create a unique home with extensive accommodation for family, friends or paying guests.

Outside, a large terrace, swimming pool and garden bordered by natural rock complete this versatile property, close to Lac des Moines and the outdoor attractions of the Auvergne countryside.

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.

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LOCAL TAXES

Taxe foncière:	**2973 EUR**

NOTES

DESCRIPTION

A distinctive property combining a private residence with extensive guest accommodation in the heart of the Montagne Bourbonnaise.

Offering a rare combination of private living space and substantial hospitality facilities, this former hotel-restaurant presents an exciting opportunity for buyers seeking a change of lifestyle, a tourism-related business or a spacious property with considerable flexibility. Situated approximately 30 km south of Vichy, the property enjoys a setting surrounded by the natural beauty of the Bourbonnais Mountains, with Lac des Moines and numerous outdoor activities nearby.

Private Owner's Residence

The private apartment has its own entrance and terrace, providing a comfortable home separate from the guest accommodation. The layout includes an open-plan living area incorporating a lounge, dining space and kitchen, three bedrooms, a dressing room, a shower room and two separate WCs.

There is also an office, useful storage space and a large convertible loft offering potential for additional space, subject to the necessary works and permissions. Double glazing and a pellet burner provide comfort for everyday living.

Extensive Guest Accommodation

The property offers several distinct accommodation areas, providing flexibility for a range of hospitality or personal uses.

Gîte Lac

The largest guest area includes six bedrooms, each with its own en-suite bathroom, together with a professional kitchen, a large dining room, a games room/lounge and a spacious bar area.