LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39088MKE23 Price: 535 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (504 717 EUR without fees)

Exquisitely presented "holiday Village" with 2 Gîtes, 2 Apartments, Camping and Glamping Complex.







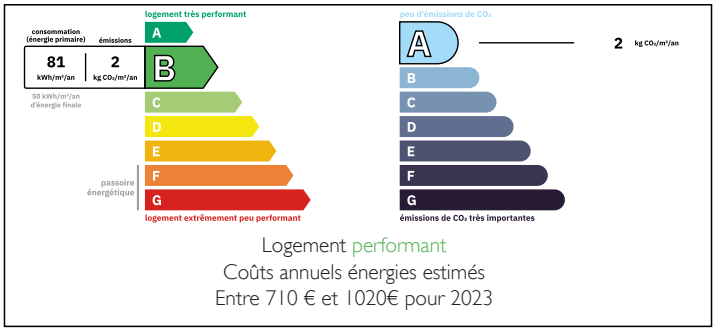








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 710 € et 1020€ pour 2023

INFORMATION

Town:	Moutier-Malcard
Department:	Creuse
Bed:	14
Bath:	12
Floor:	520 m2
Plot Size:	13287 m2

IN BRIEF

Set in the heart of the countryside, in an exceptional and peaceful location, this group of historic buildings reflects a proud heritage — once a mill, the wood mill owner's residence and the foreman's house, both lovingly preserved and enhanced.

The property enjoys easy access to La Châtre, a charming medieval town with cobbled streets, boutique shops, and a beautiful Gothic church, as well as Guéret, the administrative centre of the department. The smaller nearby towns of Aigurande, known for its traditional Friday farmers' market, and Boussac, steeped in history and local character, add to the charm of this privileged setting.

Close by, the Three-Lakes area offers superb leisure opportunities: freshwater swimming with lifeguards in summer, water sports, beachside bars and restaurants, and even a zip-wire water-skiing centre just 15 minutes away. Golf enthusiasts will also

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière: **4200 EUR**

NOTES

DESCRIPTION

This remarkable estate, meticulously maintained and presented with exceptional attention to detail, offers a unique opportunity to acquire a high-end hospitality complex in an idyllic setting.

Nestled in peaceful natural surroundings, this prestigious property comprises three independent gîtes, two comfortable apartments, and a fully equipped camping and glamping complex, perfect for guests seeking an authentic yet refined holiday experience.

The entire estate benefits from high-quality infrastructure, beautifully landscaped grounds, and modern facilities allowing for immediate operation. Each accommodation has been tastefully designed, combining traditional charm with contemporary comfort to create an inviting and luxurious atmosphere.

This holiday village represents a rare opportunity for investors or hospitality enthusiasts wishing to combine lifestyle, profitability, and tranquillity in an exceptional environment.

Further details available upon request.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr