

## Charming Country Property with Guest Facilities and Panoramic Valley Views



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Blesle              |
| Department: | Haute-Loire         |
| Bed:        | 8                   |
| Bath:       | 1                   |
| Floor:      | 540 m <sup>2</sup>  |
| Plot Size:  | 5400 m <sup>2</sup> |



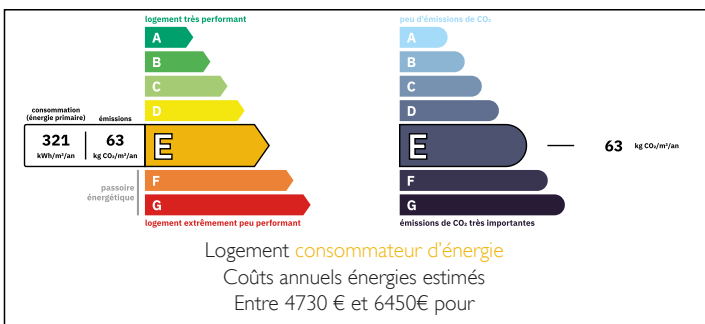
## IN BRIEF

Set in a tranquil natural setting near Blesle — one of the villages officially classified among “The Most Beautiful Villages of France” — this charming property offers space, authenticity and endless possibilities, ideal for peaceful living or a bed&breakfast business.

The main residence spans 540 m<sup>2</sup> including a bright living room with open kitchen (33 m<sup>2</sup>), a lounge (25 m<sup>2</sup>) opening onto a large 41 m<sup>2</sup> terrace, three bedrooms upstairs and a full bath, plus a 74 m<sup>2</sup> attic.

The guest section features a professional kitchen, a stone-walled dining room, a guest lounge with stunning views over the valley, meeting and office rooms, and several 31 m<sup>2</sup> guest rooms each with mezzanine, private shower, WC, and balcony/terrace.

## ENERGY - DPE



A covered pool and relaxation area complete the

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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

This magnificent property, nestled in a peaceful natural environment near Blesle, combines authenticity, space and exceptional potential — whether as a private residence or a guesthouse / B&B project.

Private Section:

Living Area: 540 m<sup>2</sup>

Main Level: Bright living room with open kitchen (33 m<sup>2</sup>) and lounge (25 m<sup>2</sup>) that opens onto a large terrace (41 m<sup>2</sup>). A laundry room (10 m<sup>2</sup>) completes this level.

Upper Floor: Three bedrooms (20 m<sup>2</sup>, 10 m<sup>2</sup>, 30 m<sup>2</sup>) and a bathroom with bathtub and shower (14 m<sup>2</sup>).

Attic: Spacious 74 m<sup>2</sup> area — adaptable to storage or additional living/working space.

Guest Section:

Ground Floor: Fully-equipped professional kitchen (45 m<sup>2</sup>) and a dining room with stone walls (42 m<sup>2</sup>).

Intermediate Floor: Guest-exclusive lounge (49 m<sup>2</sup>) offering breathtaking views over the valley.

Upper Floor: A room/office (16 m<sup>2</sup>), laundry (6 m<sup>2</sup>), restroom, and a well-equipped meeting room (38 m<sup>2</sup>) capable of accommodating up to 19 people.

Guest Rooms: Several ~31 m<sup>2</sup> rooms arranged in a row and connected via a wooden walkway. Each room includes:

Private entrance

En-suite shower room (4 m<sup>2</sup>)

Separate WC (2 m<sup>2</sup>)

## NOTES