LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45395SHB03 Price: 259 000 EUR

agency fees to be paid by the seller

Amazing Glamping business and owners house in uninterrupted views and surroundings in the Auvergne

EXCLUSIVE















INFORMATION

Town:	Saint-Palais
Department:	Allier
Bed:	3
Bath:	3
Floor:	178 m2
Plot Size:	13590 m2

IN BRIEF

Wonderful House & Glamping business with uninterrupted views and no neighbours in the Allier.

This property offers an idyllic location for a detached home and seasonal glamping business to support a lifestyle where you are your own boss and secure revenue during the camping season in central France.

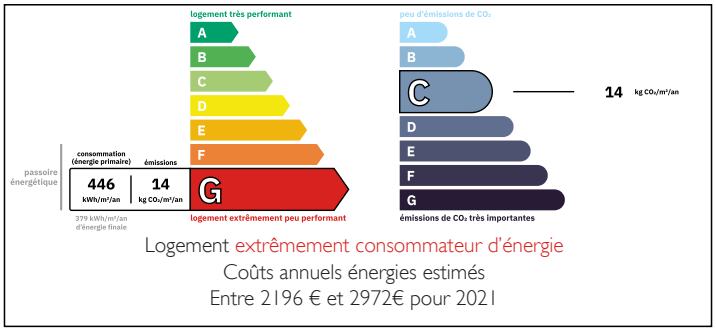
The owners have created a wonderful business with bespoke vehicles converted to accommodation and with bell tents offering 5 tailored family locations across the grounds. Each pod has a private solar shower and composting toilet cabin.

The attached barn of the house has been brilliantly converted to offer additional shower rooms, a dining and games room and a kitchen with appliances for use plus DB&B options if required.

With a fabulous terrace to the rear from the dining room and kitchen, there are further dining spaces and chairs to enjoy the landscape and the pool and playground areas created around the property.

Superb option for those looking to live and work in...

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2196 € et 2972€ pour 2021

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 habitation: **336 EUR**

NOTES

DESCRIPTION

This detached house with attached barn offers a 3 bedroom owners house with large kitchen diner, Large Lounge, laundry room, downstairs WC (with 2 of the bedrooms downstairs) and upstairs large bedroom suite with pretty shower room and WC.

The current owners have developed the property to have dedicated space for the glamping clients with a large dining room, kitchen and shower-room area in the attached barn with large 50m2 terrace for outside dining and overlooking the superb garden and pool area.

The ground extend to 1.4Hectares and with a wonderful woodland area which hosts one of the glamping pods complete with an air tent, vintage caravan and private composting WC.

Extending from the gardens into the large field beyond, there are currently 4 Glamping pod spaces each with a bell type tent, some with vintage vehicles converted to sleeping spaces, a private solar shower and a private composting WC on each. Very well spaced the pods offer family holiday stays and has proved very popular with the business increasing each year. As such a 5th pod is being developed and there could be further pods possible subject to approvals and license upgrades.

In the attached barn there is a staircase to the upper floor offering great storage but possible development opportunities. A spiral staircase at the back of the kitchen in the main house also accesses a very large upper floor which has been partially developed with a hallway, 3 large rooms and a further loft room above. The owner has ideas to open a doorway into the attached barn to access the staircase and close the access from the kitchen on the house thus offering the possibility of creating a large independent gite/apartment with private access. This could be possible with the addition of some windows and subject to planning approvals...