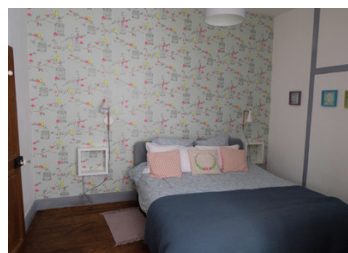


## LARGE FAMILY HOME + 2 GITES + 2 SHOPS + WORKSHOPS + BARN. FANTASTIC BUSINESS OPPORTUNITY!



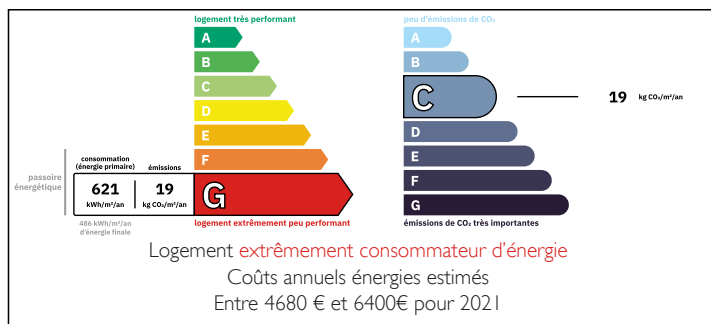
## INFORMATION

Town:	Le Lonzac
Department:	Corrèze
Bed:	6
Bath:	4
Floor:	331 m <sup>2</sup>
Plot Size:	1227 m <sup>2</sup>

## IN BRIEF

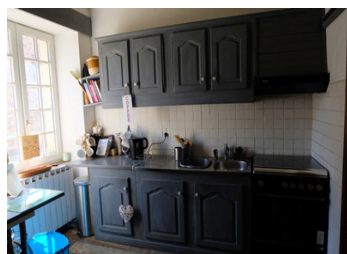
\* UNDER OFFER \* This is the perfect project for anyone who wants to move to rural France with an established business ready to go! The property consists of multiple living areas, currently divided into one big main family home + two rental apartments + two shops + vast areas of storage space in barns and workshops. But this could be easily reorganised as a small home for the owners (in the current one-bedroom gite) with letting options for the big main house (much more income!) plus the 2-bed apartment and the two shops to be let separately. Not to mention the possibility of renting out storage facilities or workshops for tradesmen. Basically, there are endless opportunities here to earn a good living and pursue your hobbies, and all of that is on offer in a beautiful part...

## 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

Main house: The front door opens into an entrance hall with staircase to the principal house set out over 3 floors, with 3 bedrooms, a huge living room, kitchen, 2 bathrooms, a summer kitchen and a laundry. On the top floor, there is easy access to a very large attic which could easily be turned into a 4th bedroom with ensuite.

Shops: There are 2 shopfronts on the ground floor with independent entrances to the street. One is currently rented out at 150€ pm for a beauty parlour. The other is used by the owner as a gift shop where she showcases her wonderful craft skills!

Gite: There is a courtyard between the main house at the front and the rear buildings which has separate access to the letting gite. The gite comprises a double bedroom, living room, fully equipped kitchen and shower room with WC. A staircase leads from the gite to the upper floor, which is currently unused but could be adapted to create further bedrooms.

Apartment: A separate entrance from the courtyard leads to a Welcome room with guest information, coffee machine and sofa. This room is available for use by all guests to the property. Stairs lead up to the apartment which comprises a well-designed living room with corner kitchen, 2 double bedrooms and a modern bathroom with WC.

Both the apartment and the gite are currently let regularly throughout the year on a bed-and-breakfast basis.

Barn and rear workshops: A...

## NOTES