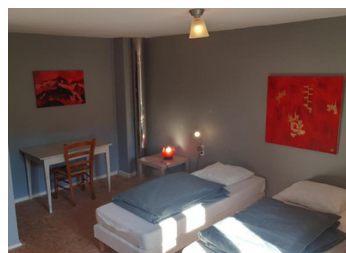


Ideal opportunity to live in France with built-in income from two established gîtes and part-hotel/gîte rental



INFORMATION

Town:	Le Mayet-de-Montagne
Department:	Allier
Bed:	13
Bath:	9
Floor:	652 m ²
Plot Size:	6101 m ²



IN BRIEF

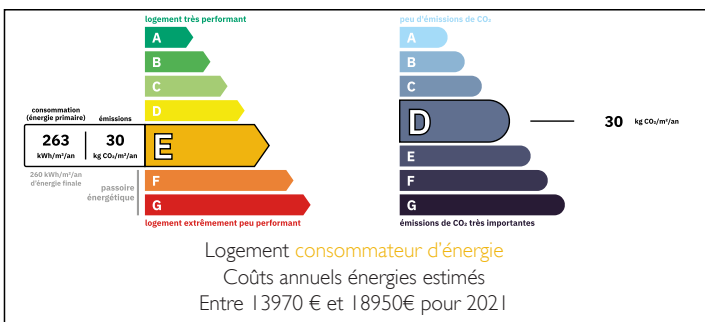
Located beside the picturesque Lac des Moines near the charming commune of Le Mayet-de-Montagne, this property offers a unique blend of tranquil living and potential for income generation. Whether you're seeking a spacious private residence, a new business venture, or both, this property provides an abundance of opportunities.

Once a hotel-restaurant, the property has been thoughtfully adapted to include private accommodation, gîtes, and guest facilities, all set in the heart of the stunning Bourbonnais Mountains.

A garden with a covered terrace and a swimming pool provides ample space for relaxation.

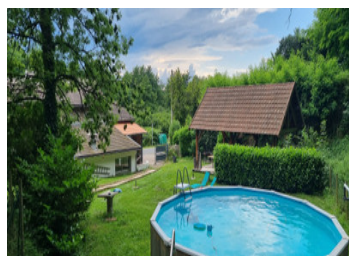
Situated about 30 km south of Vichy, this business is perfectly located for exploring the rich history of the region. The Bourbonnais Mountains offer hiking, cycling, fishing, and wildlife watching, making it a

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

Once a hotel-restaurant, the property has been thoughtfully adapted to include private accommodation, gîtes, and guest facilities, all set in the heart of the stunning Bourbonnais Mountains.

Private Owner's Accommodation

At the heart of this property is the spacious private apartment, offering comfort and privacy with its own entrance and terrace. Designed for everyday living, this area features:

An open-plan living space with a salon, dining area, and kitchen

3 bedrooms with a dressing room

A shower room and 2 separate toilets

An office, storage space, and a large convertible loft, ideal for expansion or customization

The apartment is double-glazed and equipped with a pellet burner for efficient and cozy heating. It's the perfect sanctuary to retreat to, while still enjoying the benefits of running a business or managing guest accommodations.

Guest Accommodations

This property includes versatile guest facilities that allow you to generate income or adapt the spaces for your personal needs:

Gîte Lac

A large, multi-purpose guest space that could be used as a standalone gîte, group accommodation, or converted back into a hotel-restaurant. It includes:

6 bedrooms, each with en-suite bathrooms

A professional kitchen

A large dining room

A game room/living room

A spacious bar area

Gîte Rocher

A cozy and inviting space offering:

5 bedrooms

3 bathrooms and 3 toilets

A fully equipped kitchen

A large living room

Perfect for families or groups looking for privacy and

LOCAL TAXES

Taxe foncière: **2973 EUR**

Taxe habitation: **EUR**

NOTES