

400 m Property with Guest Rooms, Converted Barn, and Outbuilding to Renovate



INFORMATION

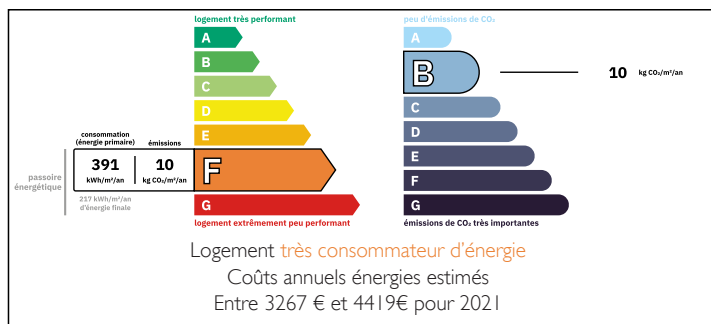
Town:	Marcillat-en-Combraille
Department:	Allier
Bed:	5
Bath:	5
Floor:	393 m2
Plot Size:	775 m2

IN BRIEF

This charming property offers almost 400 m² of living space and is currently operated as a bed and breakfast with table d'hôtes. It includes a main house, a barn partially converted into living space, and a small house in need of full renovation, ideal for creating a future guesthouse.

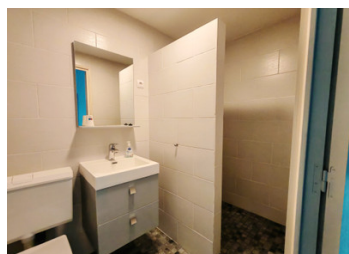


ENERGY - DPE



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

Key features :

- The property is sold fully furnished.
- New septic tank installed on April 3, 2024.

Ground Floor:

A cozy living room with wood-burning stove, a kitchen, and a bathroom.

First Floor:

Three bedrooms (ranging from 15 to 25 m²), accommodating 2 to 5 guests each, and a bathroom with toilet.

Second Floor:

An office and a large bedroom (30 m²) with en-suite shower room and toilet.

The room can accommodate up to 5 people.

Converted section of the adjoining barn (accessible from the main house):

A spacious dining room with professional kitchen on the ground floor.

A hallway leads to a private bathroom with toilet, a laundry room, and access to the garage (unconverted part of the barn).

From the laundry room, stairs lead up to the attic, divided into two large spaces totaling 120 m², currently used as a yoga/relaxation room and a linen/games area.

Independent Room:

With a private entrance from the garden, an additional 25 m² bedroom features its own shower room and toilet, and can accommodate up to 4 guests.

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

LOCAL TAXES

Taxe foncière: 575 EUR

Taxe habitation: EUR

NOTES