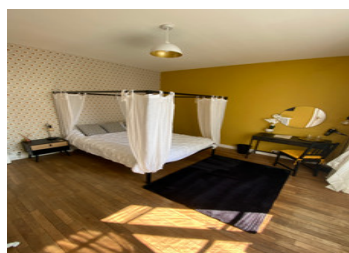
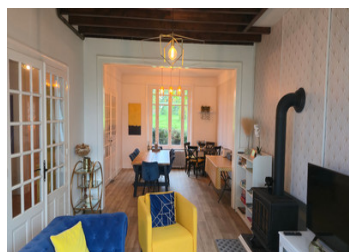


Stunning Property, Currently trading as a Successful 'Chambres D'Hotes' with 2 Additional 2 bedroomed Gites.



INFORMATION

Town:	Montgibaud
Department:	Corrèze
Bed:	10
Bath:	7
Floor:	404 m2
Plot Size:	2567 m2



IN BRIEF

A fabulous opportunity to own a successful Chambre D'Hotes and Gite Business in the pretty village of Montgibaud.

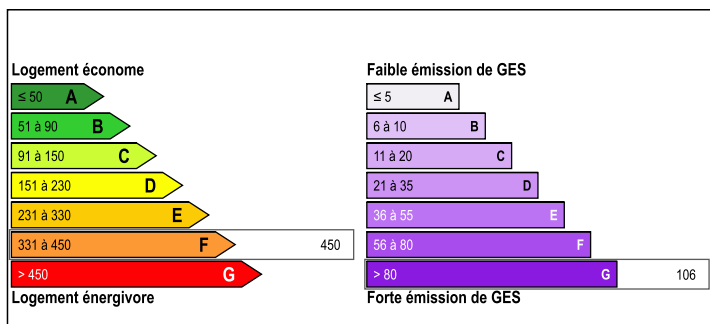
The property has been maintained to a high standard with the recent addition and renovation second gite.

The handsome house stands in its own grounds and at the rear it looks over the beautifully kept gardens with above ground pool, with magnificent views over the far-reaching countryside towards distant hills.

This large, bright home has been elegantly renovated to create a 6 bedroomed Chambre d'Hôte.

The first gîte which is separate from the main house and is currently being used as the owner's accommodation. This is full of character with 2

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This imposing property offers multiple outdoor areas for both guests and owners alike amongst well-tended gardens with established attractive flower beds, herbs and trees.

You enter the property from the rear door below a large first floor bedroom veranda covered with beautiful wisteria. This bright tiled hallway leads to a kitchen, a living/dining room, downstairs WC, utility/office area and original oak stairs to the upper floors and the door to the front of the house.

The property is comprised as follows:

Living Dining room (40.6m²) - Large combined dual aspect living and dining room with a large bay window overlooking the rear garden. It features wood effect laminate flooring, a 10kw wood burner and exposed beams.

Kitchen (11.6m²) – Fitted with wooden units, range oven, hob, dishwasher and double sink. Large window overlooking the garden and a door through to the utility/office area.

Utility/office area (12.5m²) – A practical tiled floor and set of storage units.

From a small adjoining corridor there are steps to the cellar (approx 35m²) which has a well.

There is also a WC on the ground floor.

On the first floor are four chambre d'hote rooms tastefully decorated in a contemporary style, with original oak flooring, laid out as follows:

Bedroom 1 (11.8m²) - Dual aspect windows, ensuite bathroom (2.2m²) with shower unit, hand basin and WC.

Bedroom 2 (16.1m²) - Large dual aspect windows, ensuite bathroom (2.4m²) with shower until, hand basin and WC.