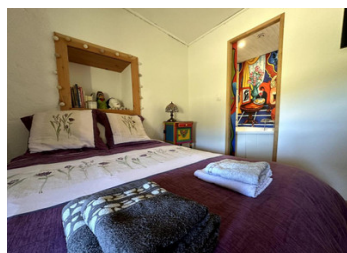


Renovated Longère with Gîtes, Yurts and Event Space – Tourism Property



INFORMATION

Town:	Laprugne
Department:	Allier
Bed:	4
Bath:	1
Floor:	195 m2
Plot Size:	26400 m2

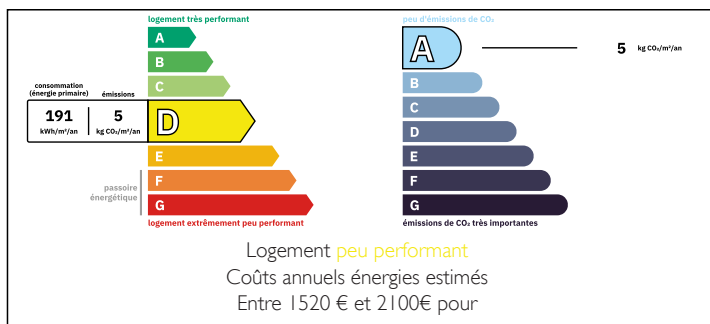


IN BRIEF

Located in a peaceful natural setting, this fully renovated longère offers a rare opportunity combining a spacious family home with an already operating tourism and hospitality business. Set within over 20,000 m² of land, the property is ideally suited for a large family, gîte activity, guesthouse or tourism development project with strong income potential. The main house features a bright 45 m² open-plan living area, office space, four bedrooms with parquet flooring, and several bathrooms. A separate 23 m² apartment with private entrance and panoramic terrace provides additional independent accommodation.

A fully insulated 100 m² barn has been converted into a multipurpose event or performance space, complemented by four yurts equipped with individual sanitary facilities. The property benefits from family camping authorisation allowing accommodation for up to 20 guests across different structures.

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

Located in the tranquil countryside of Laprugne, this beautifully renovated longère combines comfortable modern living with a fully established tourism activity. The property enjoys a peaceful green setting surrounded by forests and rolling landscapes, offering a strong appeal for nature lovers and tourism projects.

The main house has been carefully renovated and offers generous living spaces. On the ground floor, a large 45 m² open-plan living area includes lounge, dining space and kitchen, creating a bright and welcoming heart of the home. An office of 10 m² and a separate WC complete this level, along with a spacious shower room fitted with two showers and a double sink.

Upstairs, a hallway leads to four bedrooms of 11 m², 14 m², 14 m² and 15 m², all with parquet flooring and good natural light. One bedroom includes a bathtub and sink, adding extra comfort. A further shower room of 3 m² with WC, shower and washbasin completes the floor.

An independent 23 m² apartment with private entrance offers additional accommodation, enhanced by a raised terrace with open views over the grounds.

The property benefits from double glazing throughout, a central wood heating system and an electric hot water system.

Professional and Outdoor Facilities

A key feature of the property is its established tourism infrastructure. A 100 m² barn has been fully insulated and converted into a multipurpose space suitable for events, performances or workshops.

In addition, the grounds of over 20,000 m² include four yurts of varying sizes, each with its own...

NOTES