



SALE AGREED



PROPERTY FACT FILE	
REFERENCE	A28294LNH24
PRICE	€ 562,000 £ 0* *agency fees to be paid by the seller
BEDROOM	0
BATHROOM	0
ACCOMMODATION	465 m ²
LAND	22714 m ²
TOWN	Saint-Pierre-de-Frugie
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	





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DESCRIPTIF

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This beautiful house, situated close to St-Pierre-de Frugie is currently split into 4 rental properties and a large, bright, modern owner's apartment, making it the perfect prospect for those seeking an accommodation business.

A four-bed Maison de Maitre, 3-bed courtyard house, and two smaller gites each for 2x adults and up to 2x children give a total capacity of 23 guests. The land with the property is ideal for its purpose, giving children the space to run and play, while the 5x11m heated pool is inviting and refreshing at any time of year. A communal restaurant space with professional kitchen gives the option to provide catering. The owners' apartment on the first floor features a large, open plan space with zones for the lounge, office, dining area, and kitchen. A corridor from the lounge leads to 3 double bedrooms all with their own wash facilities. If you're seeking a high-quality property for a rental business, not to mention a beautiful home, this property is a "must-see".

Use this link to see all photos (not available on some platforms):
<https://client.hestia.leggett.fr/property/af6c38b1-1f99-4497-a96f-099eb1f9ee95/images>

OWNERS' APARTMENT

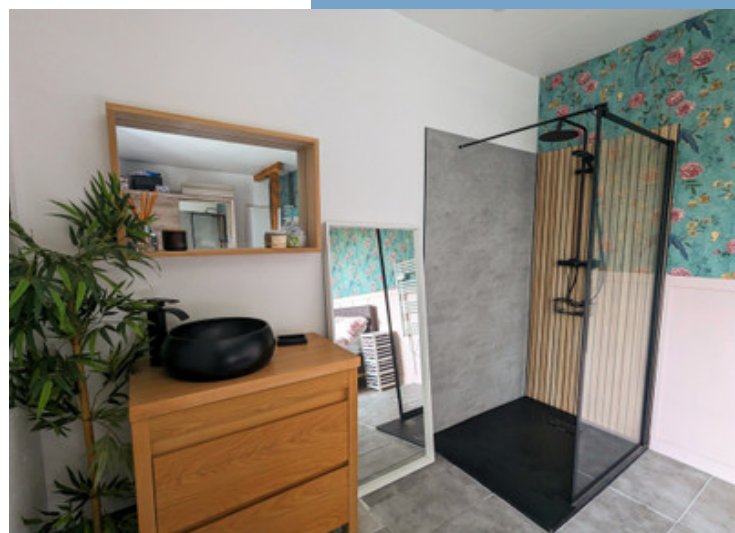
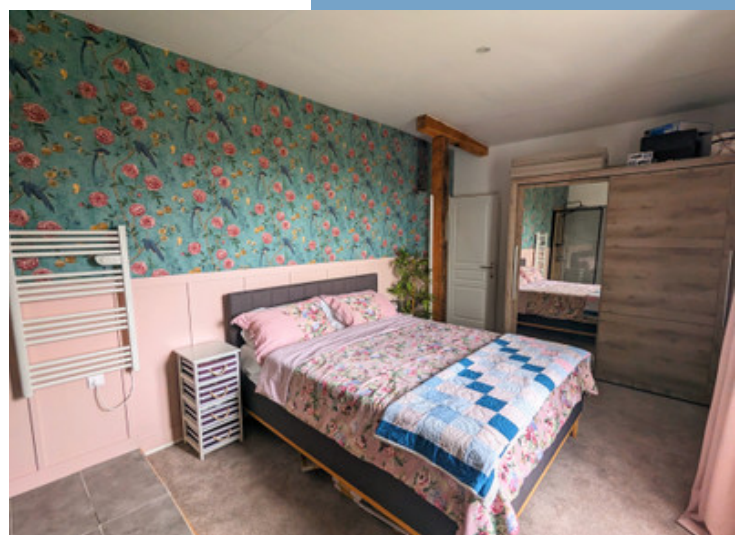
Accessed via its own private garden, climb the stairs to a raised, covered terrace of 27m² with outdoor kitchen giving great views over the rear of the property. From here enter the main open plan living area, spacious and bright with high ceilings and plenty of room for multiple zoned areas.

Kitchen (4,3m x 3,5m)

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A28294LNH24>

COMPLETE FILE AND PHOTO ON REQUEST

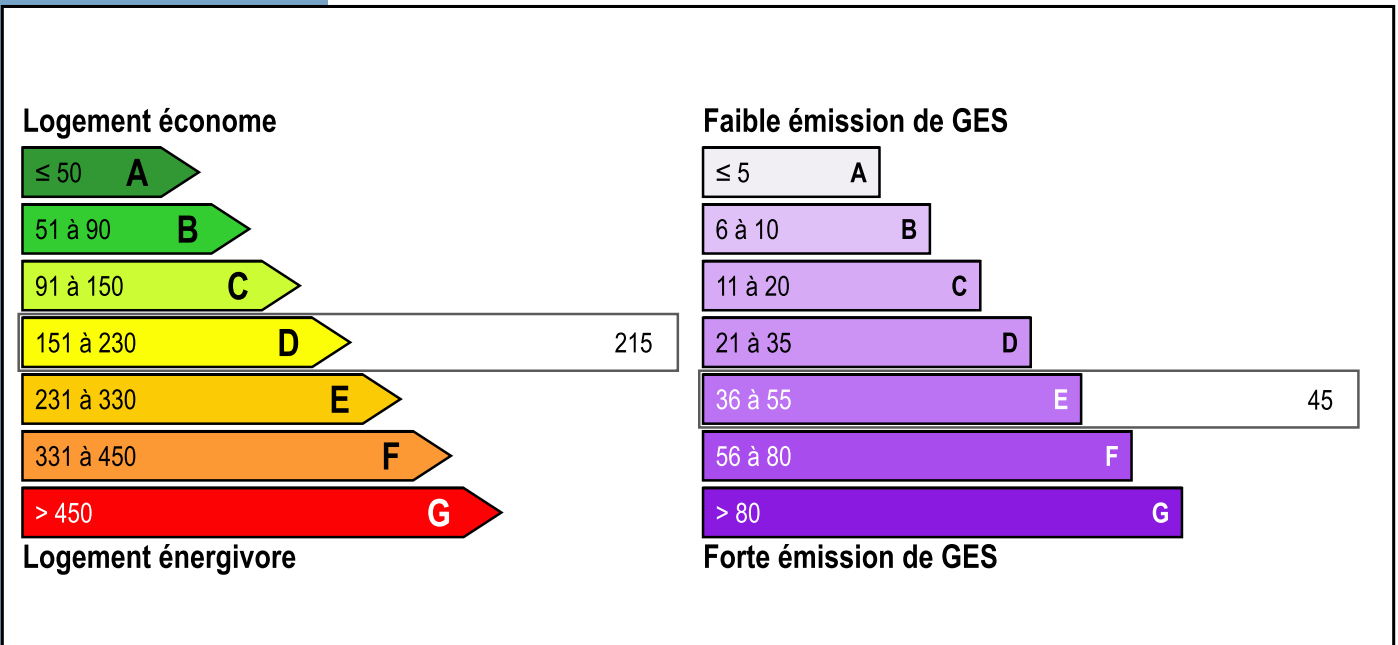


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ENERGIE-DPE



NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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 FILE COMPLETE
 AND PHOTOS
 ON REQUEST

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