



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 <sup>2</sup>
LAND	22714 m <sup>2</sup>
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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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.

## DESCRIPTIF

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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

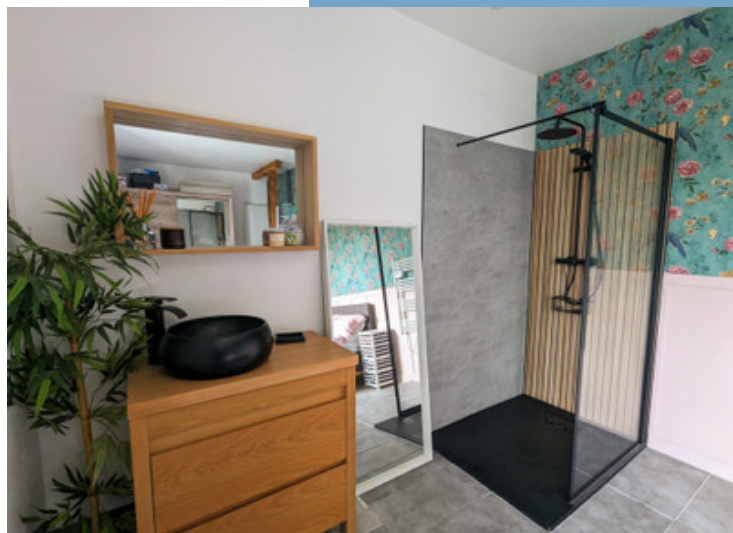
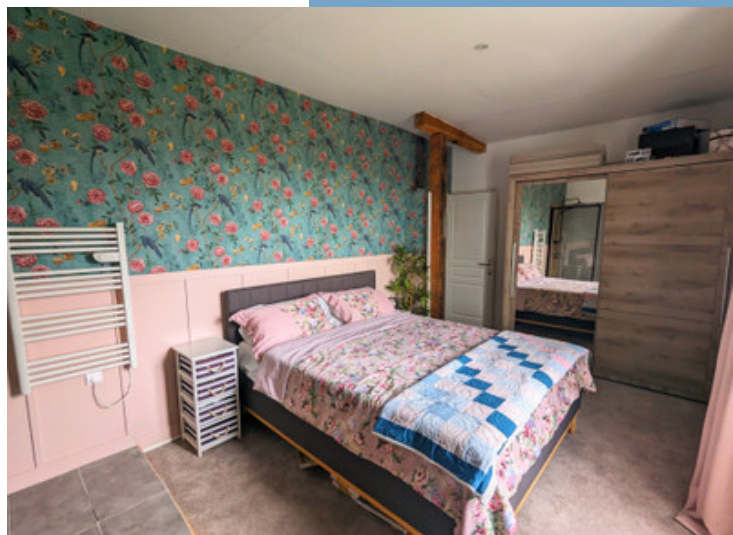
Accessed via its own private garden, climb the stairs to a raised, covered terrace of 27m<sup>2</sup> with outdoor kitchen giving great views over the rear of the property. From here enter the main open plan living area, spacious and bright with high ceilings and plenty of room for multiple zoned areas.

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

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



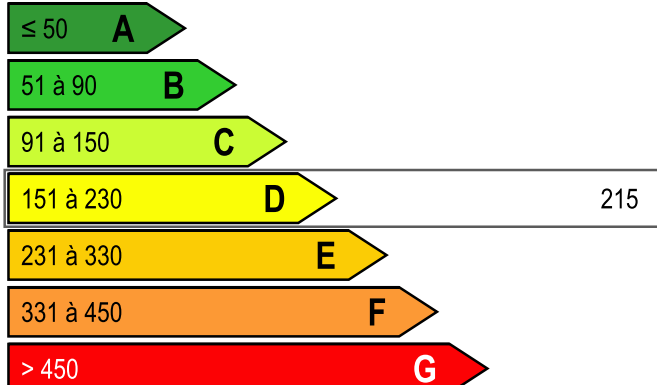
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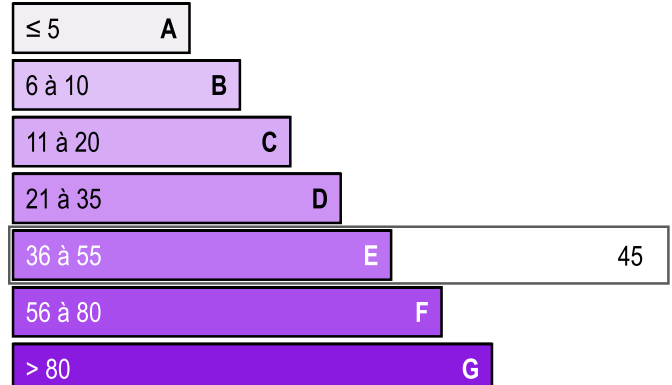
## ENERGIE-DPE

## Logement économe



## Logement énergivore

## Faible émission de GES



## Forte émission de GES

## NOTICE

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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

Réf :A28294LNH24  
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 AND PHOTOS  
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