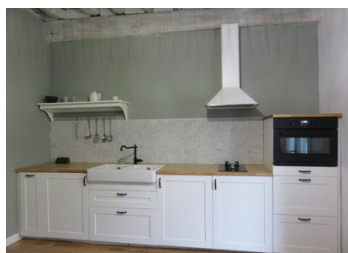
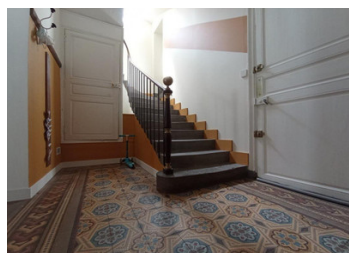
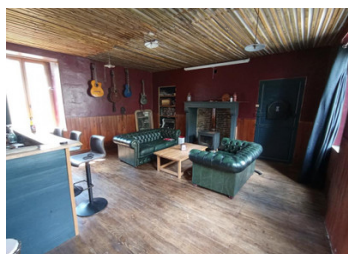


Former hotel/auberge converted into a family home with four seasonal apartments.



INFORMATION

Town:	Bas-et-Lezat
Department:	Puy-de-Dôme
Bed:	8
Bath:	4
Floor:	373 m2
Plot Size:	2026 m2

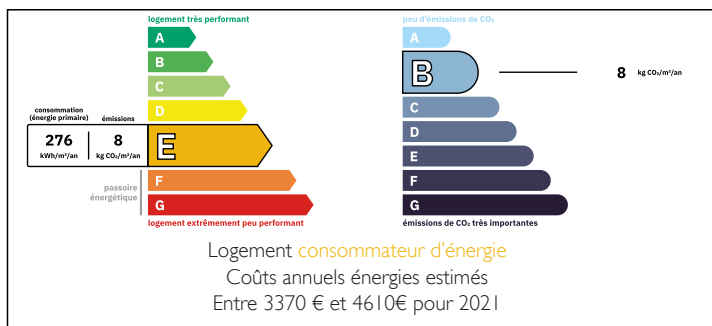


IN BRIEF

Formerly a hotel/auberge of the royal family of Orléans, this property has been converted into a charming family home with four seasonal rental apartments. Located in a village with nearby shops, it features a courtyard, garden, and outbuildings. The main house includes a kitchen/dining room, living room, four bedrooms, and attic space. Additionally, there's a reception room and four ground floor apartments with independent entrances. Recently renovated, it offers pellet stoves, a wood stove, and reversible air conditioning for heating.

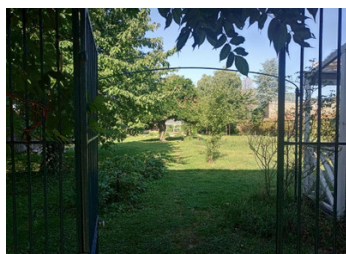
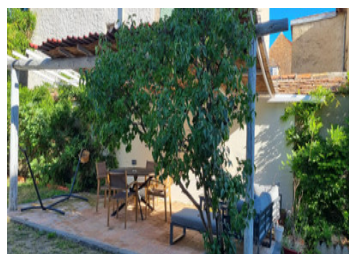
The property is located in the centre of a pretty village with many shops within walking distance.

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

Formerly a hotel/auberge of the royal family of Orléans, this property has been transformed into a charming family home with abundant character, featuring four apartments utilized for seasonal rental. Situated in the heart of a village with nearby shops, it occupies a plot of 2026 m2 with a delightful enclosed garden and multiple outbuildings. Ideal for a seasonal rental business, it boasts a solid existing turnover with potential for additional apartment creation.

Accessed through a gate flanked by two large lava stone pillars, the property opens into a courtyard, providing entry to the main house, apartments, outbuildings, and garden.

The main house comprises:

Ground floor: Entrance leading to both the house and rental area. The main house features a hallway with original tiled flooring, access to a vaulted cellar, stairs to the first floor, a spacious kitchen/dining room, laundry room, living room with parquet flooring and fireplace, and a commercial premise with shop window and an independent entrance.

First floor: Landing with pellet stove, bathroom, corridor leading to four bedrooms, and attic space.

Second floor: Large convertible attic.

Additionally, a pub-style reception room for customers and converted outbuildings housing four ground floor apartments, each with independent entrances from the courtyard. These apartments range from 38m² to 45m² and include a kitchen with dining area, bathroom, bedroom, and technical room.

The property also features a large barn, garage, waterwell, pigeonier, covered terrace, vegetable garden, and greenhouse.

Recently renovated with double glazing and good insulation, the house is heated via pellet stoves, wood...