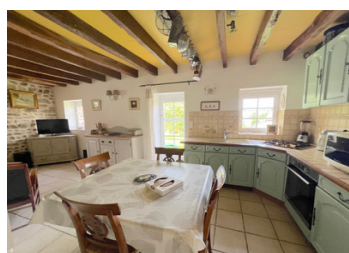


Luxurious accommodation for 20+ guests, or beautiful home and short-term rentals.



## INFORMATION

Town:	Guéret
Department:	Creuse
Bed:	9
Bath:	5
Floor:	300 m2
Plot Size:	11415 m2



## IN BRIEF

Located in an extremely well maintained hamlet, this picture-perfect property lies in the heart of rural France.

The popular leisure area of the 3-lakes is within a short drive and has fresh-water swimming, beaches, bars and restaurants, leisure activities, and country walks. An area of outstanding beauty, the area is a hidden gem of France with easy access on the west and east side along the A20 or A71. The International airport in Limoges is 90 minutes away.

## ENERGY - DPE

DPE not required.

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

Looking for the perfect commercial opportunity, this up-and-running Gîte complex has been operational for a number of years, and has good repeat business and bookings throughout the year.

Made up of 3 separate buildings, the main property which can sleep up to 15, is actually split into two different rentals which can be opened to larger parties of guests, or include a main house and separate rental. It could also accommodate two families who wish to work together.

This main building comprises a very large lounge diner, accommodating 16 at the table, with in total, 6 bedrooms, 2 lounges/dining areas, 2 kitchens, 3 bathrooms. Large terrace with view of the lake.

Above the property is a large attic space which would allow for a further apartment rental, or games or cinema room.

The second building, an open plan, lounge/diner/kitchen, a shower room with WC and two bedrooms. Private terrace.

The wooden chalet, close to the lake for more privacy and view, has an open-plan, bijou kitchen/diner/lounge and a mezzanine bedroom and terrace.

All buildings have conforming sanitation, are double-glazed, have independent heating, individual laundry areas, are totally renovated and have beautiful finishings and decoration.

Created with taste, this excellent commercial property will not fail to please.

Videos of the property are in the processing stage and will be available soon. More photos and information are currently available from the agent looking after the property.