

Wonderful turn-key business over 4 floors! The only 4bed and award winning B&B in the lovely town of Bugeat



## INFORMATION

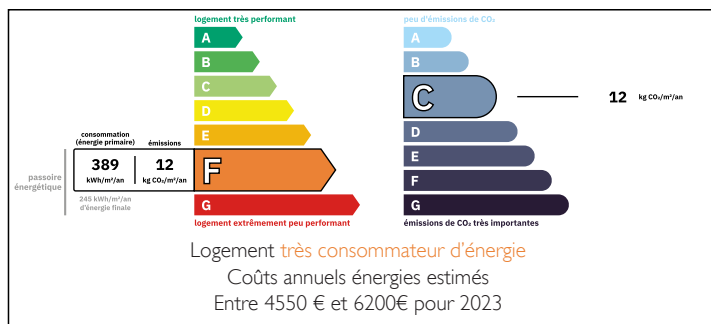
Town:	Bugeat
Department:	Corrèze
Bed:	5
Bath:	5
Floor:	190 m2
Plot Size:	1275 m2

## IN BRIEF

Property description: Entrance, hallway, open plan kitchen with dining area and log burner, sitting room with log burner. Beautiful staircase leading to the first floor: 4 double bedrooms each with a workspace for computer/laptop and its own shower and toilet. The partly converted attic offers plenty of space for two large bedrooms and a bathroom. The laundry room and storage for the B&B is here, too. A lovely terrace, accessible from the back of the house leads to the garden and the two cellars.

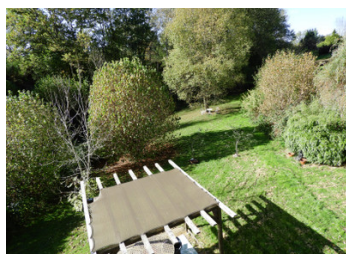
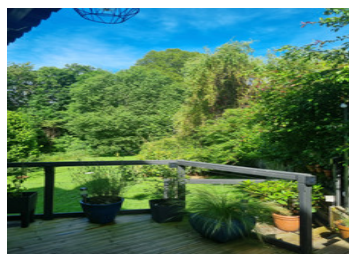


## ENERGY - DPE



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 foncière:** 1 500 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Turn-key business opportunity or wonderful family home: it's up to you!

This spacious village house, situated in popular Bugeat can be both. It offers an open plan, well-equipped kitchen, which seamlessly flows into a lovely lounge with a log burner.

The 'official' sitting room has its own log burner, a guarantee for snug evenings in winter. This sitting room has an entrance to the outside terrace and garden.

The downstairs toilet has been cleverly hidden under the magnificent staircase.

On the first floor there are no less than four beautiful bedrooms, each with a workspace, a shower and a toilet. The second floor is an enormous space, divided into two bedrooms, one with a bathroom and toilet, the other room offers ample space for its own private bathroom (plumbing is already in place) and the laundry room and storage for the B&B.

Bugeat is a lively village, well-known for its sportive activities, the beautiful countryside around it, its summer markets, the music events etc. The public lakes around offer plenty of fun in summer. That is why this property does great as a B&B business. Why wait? Come and see it for yourself!

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>