

Exceptional 18 ha Estate with Gîtes, Guest Rooms, Restaurant, Pool and Outbuildings near Moulins



INFORMATION

Town:	Gennetines
Department:	Allier
Bed:	15
Bath:	9
Floor:	588 m2
Plot Size:	175434 m2

IN BRIEF

Magnificent estate comprising two main houses, a gîte, B&B rooms, a restaurant, a swimming pool, and numerous outbuildings, all set on 18 hectares of land just 7 km from the town of Moulins with all amenities.

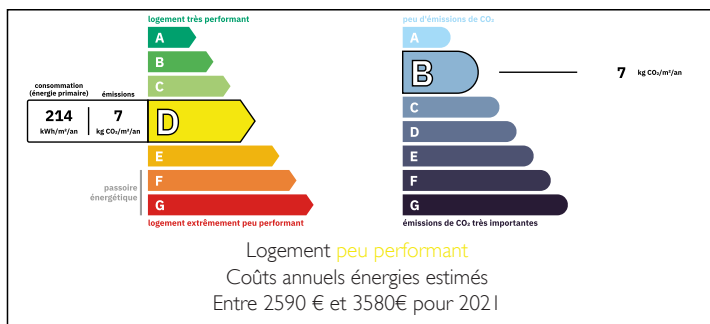
The first house offers 5 bedrooms, several living areas, offices, and a kitchen, while the second house features 4 bedrooms, a living room open to the kitchen, and a mezzanine. Additional accommodation includes a separate guest annex, a gîte, and three en-suite guest rooms with private entrances.

The restaurant building includes two dining rooms, a professional kitchen, and a bedroom upstairs.

Several barns and hangars, a produce processing building, and a pool with sliding cover complete this exceptional property.



ENERGY - DPE



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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.



DESCRIPTION

Located in the peaceful commune of Gennetines and just minutes from Moulins, this exceptional 18-hectare estate presents a rare opportunity to acquire a complete rural hospitality setup with extensive living space and business potential.

The property includes:

House 1 (201 m²):

Ground floor – veranda (20 m²), kitchen (17 m²), laundry, storage, bathroom with toilet, bath and sink, 2 bedrooms (19 and 13 m²), large living room (35 m²) with fireplace and woodstove, and a study (17 m²).

First floor – landing, 2 bedrooms (17 and 15 m²).

Separate exterior access to a third upstairs bedroom with private bathroom.

House 2 (192 m²):

Ground floor – entrance hall, bathroom, study, living room open to the kitchen, and access to the terrace. First floor – landing, bathroom, WC, 4 bedrooms, and a mezzanine over the living room.

Nearby is a self-contained guest annex with living room/kitchen, bedroom, and bathroom.

Gîte (59 m²):

Ground floor – kitchen (18 m²), living room, bedroom, laundry, WC, and bathroom.

First floor – mezzanine bedroom.

Guest Rooms (41 m²):

Three independent en-suite guest rooms with private entrances, plus a storage room.

Restaurant Building (95 m²):

Ground floor – entrance with WC, two dining rooms (39 and 33 m²), professional kitchen (18 m²) with exterior door.

First floor – a bedroom and attic space.

Outbuildings and Agricultural Structures:

Processing building with multiple rooms (175 m²), water and electricity installed.

LOCAL TAXES

Taxe habitation: EUR

NOTES