

Charming Country Property with Guest Facilities and Panoramic Valley Views



INFORMATION

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|-------------|---------------------|
| Town: | Blesle |
| Department: | Haute-Loire |
| Bed: | 8 |
| Bath: | 1 |
| Floor: | 540 m ² |
| Plot Size: | 5400 m ² |



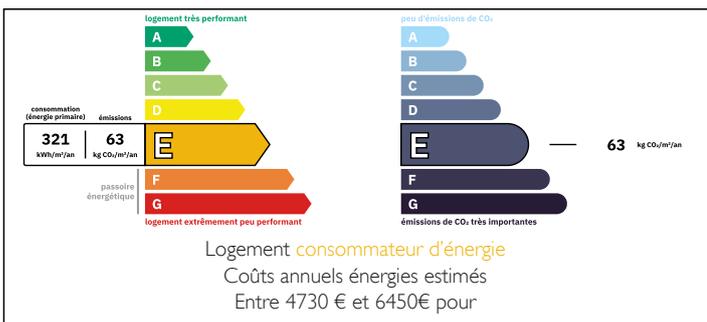
IN BRIEF

Set in a tranquil natural setting near Blesle — one of the villages officially classified among “The Most Beautiful Villages of France” — this charming property offers space, authenticity and endless possibilities, ideal for peaceful living or a bed&breakfast business.

The main residence spans 540 m² including a bright living room with open kitchen (33 m²), a lounge (25 m²) opening onto a large 41 m² terrace, three bedrooms upstairs and a full bath, plus a 74 m² attic.

The guest section features a professional kitchen, a stone-walled dining room, a guest lounge with stunning views over the valley, meeting and office rooms, and several 31 m² guest rooms each with mezzanine, private shower, WC, and balcony/terrace.

ENERGY - DPE



A covered pool and relaxation area complete the

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

This magnificent property, nestled in a peaceful natural environment near Blesle, combines authenticity, space and exceptional potential — whether as a private residence or a guesthouse / B&B project.

Private Section:

Living Area: 540 m²

Main Level: Bright living room with open kitchen (33 m²) and lounge (25 m²) that opens onto a large terrace (41 m²). A laundry room (10 m²) completes this level.

Upper Floor: Three bedrooms (20 m², 10 m², 30 m²) and a bathroom with bathtub and shower (14 m²).

Attic: Spacious 74 m² area — adaptable to storage or additional living/working space.

Guest Section:

Ground Floor: Fully equipped professional kitchen (45 m²) and a dining room with stone walls (42 m²).

Intermediate Floor: Guest-exclusive lounge (49 m²) offering breathtaking views over the valley.

Upper Floor: A room/office (16 m²), laundry (6 m²), restroom, and a well-equipped meeting room (38 m²) capable of accommodating up to 19 people.

Guest Rooms: Several ~31 m² rooms arranged in a row and connected via a wooden walkway. Each room includes:

Private entrance

En-suite shower room (4 m²)

Separate WC (2 m²)