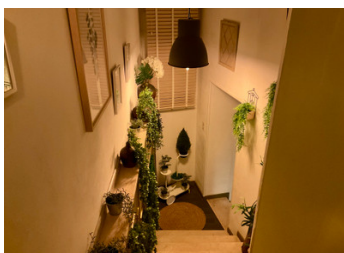


Classy property with 16 bedrooms, divided into multiple apartments and owner accommodation



INFORMATION

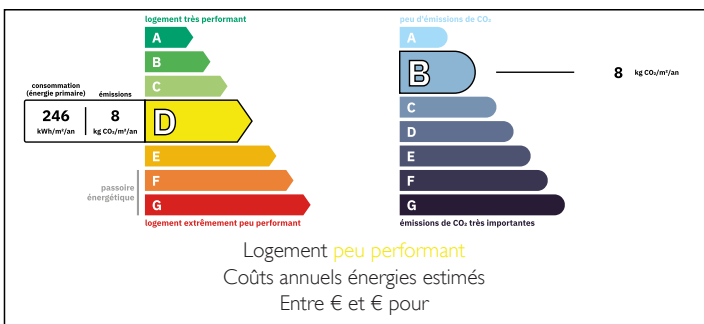
Town:	Lamaids
Department:	Allier
Bed:	16
Bath:	6
Floor:	547 m2
Plot Size:	1589 m2

IN BRIEF

This tastefully-decorated property with multiple apartments is located in the small commune of Lamaids, a former historic domain of the Order of the Knights Templar. With only around 200 inhabitants over its 8km2, its history and conviviality are demonstrated by its 3 museums, 14 historic monuments, 3 forests and 27 sports clubs. It's a short drive to the old city of Montluçon, via the N145, so the property also attracts passing trade and business from the town.

More information on Lamaids is available here - <https://commune-mairie.fr/lamaids-03380>

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.



DESCRIPTION

New owners will be able to move straight into this lovely property, as a home and source of income. It is fully renovated, furnished and equipped, ideal for investors or tourism projects.

The owners' apartment currently comprises a kitchen/dining/sitting room, shower-room, and bedroom.

The largest apartment could be let in its entirety or as bed and breakfast. It would be particularly well-suited for family get-togethers or weekend business meetings. It comprises a kitchen/dining and sitting area, 6 bedrooms (which can sleep 11 in a mix of single, twin and double rooms), 2 shower rooms and 2 WCs. It comes fully equipped with furniture, furnishings and equipment, as with all the other apartments.

Another apartment comprises open plan kitchen/dining and sitting area, with a divide leading to the sleeping area with ensuite shower-room.

In the main building there is also a small gym, spa and sauna. Leading off this is a large bedroom with sitting area and central roll-top bath, and another bedroom with desk area. Wine cellar and fully-equipped laundry/sewing room.

There are two fully-equipped smaller apartments of around 50m², with separate front doors and a sun terrace outside. These comprise an open-plan kitchen/dining/sitting area, shower room with WC and two bedrooms.

Finally there is a large apartment, with separate front door, comprising a sitting/dining area, dining kitchen and a corridor leading to a shower room with WC, and three bedrooms.

Outside there is an easily maintained garden, with sun terraces,...

LOCAL TAXES

Taxe habitation: EUR

NOTES