

## Price on request

### Contact agency

#### Nagep Immobilier Transactions

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### For sale chambres d'hôtes

9 rooms

Surface : 206 m²

Surface of the land : 2343 m²

View : Jardin

Hot water : Individuel

External condition : GOOD

Couverture : tiling

### Features :

POOL, heated pool, Nature piscine :

COQUE, Double-vitrage, Distribution eau :

INDIVIDUEL, Energie Eau : FIOUL,

CHIMNEY, POOL, triple glazing

4 bedroom

1 terrace

1 bathroom

2 showers

3 WC

1 garage

4 parkings

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel



## Chambres d'hôtes 890 Bellerive-sur-Allier

Just 5 minutes from Vichy city center – Charming property with pool, perfect for a holiday rental or bed and breakfast project. Nestled in a green haven, secluded and without any overlooking neighbors, this stunning property full of character offers an exceptional living environment. Ideally suited for a bed and breakfast or holiday rental venture, it combines space, comfort, and privacy, all just minutes from Vichy city center. - The ground floor features a spacious entrance leading to an elegant dining room with a fireplace, a bright living room with direct access to the terrace and pool, a fully equipped kitchen, an office, as well as a master suite with a walk-in closet and shower room/WC. A separate guest toilet with hand basin and a laundry room complete this level. - Upstairs, a large landing serves two bedrooms, each with its own shower room and walk-in closet, plus a separate WC. Numerous outbuildings with potential for conversion into additional accommodation Large garage Cellar Terrace and pool with complete privacy A rare property combining charm, practicality, and strong tourism development potential. Thierry PEGAND – 06 60 68 98 98. Available for any further information or to arrange a visit. Legal information: the risks to which this property is exposed can be viewed on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

Fees and charges :

