

## Price on request

### Contact agency

**Nagep Immobilier Transactions**

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### For sale house

**4 rooms**

**Surface : 205 m²**

**Surface of the living : 50 m²**

**Surface of the land : 26400 m²**

**Year of construction : 1900**

**Exposition : Sud**

**View : Panoramique**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : a refresh**

**Couverture : tiling**

### Features :

double glazing, Laundry room

4 bedroom

2 terraces

1 bathroom

6 showers

4 WC

4 parkings

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : A**

Document non contractuel



## House NAF139GSm Vichy

**EXCEPTIONAL: PROPERTY + ACCOMMODATION BUSINESS** Quiet countryside in the Bourbonnais Mountains, 30 minutes from the A89, located at the center of the Vichy/Roanne/Clermont-Ferrand triangle. Large house of 205 m², 7 rooms, 4 bedrooms, 1 office, 6 shower rooms, 1 bathroom, 4 toilets, 50 m² living area with a fully equipped kitchen, a brand new independent studio with private access and terrace. Panoramic view over the Bourbonnais mountains, a converted barn of 85 m², heated, suitable for various activities, on 2.6 hectares. This property includes an accommodation business with 3 fitted yurts, each featuring dry toilets and a terrace, plus a large communal yurt. The business assets are sold together with the real estate. (business value conveyed: €66,000) The entire property is impeccably maintained, ready to welcome any family and/or tourist project. For further information, contact Michel GUILLET, EI, real estate agent at 06 98 10 95 71. Information about the risks affecting this property is available on the Georisques website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Fees and charges :

