

**Stunning 18th Century Water Mill which includes a 13 bedroom hotel, swimming pool and prestigious restaurant**



## INFORMATION

<b>Town:</b>	<b>Bannegon</b>
<b>Department:</b>	<b>Cher</b>
<b>Bed:</b>	<b>16</b>
<b>Bath:</b>	<b>16</b>
<b>Floor:</b>	<b>720 m2</b>
<b>Plot Size:</b>	<b>6310 m2</b>

## IN BRIEF

Located in a very tranquil setting but still only 2 km from the village of Bannegon with its bar/restaurant, bakery, riding school and stunning chateau. This Mill house has previously been run as a successful restaurant servicing local clients and of course the modern 13 bedroom hotel within the grounds. This property also has a massive swimming pool, mill pond, river frontage and a further 4 hectares of land is available to purchase by separate negotiation.



## ENERGY - DPE

DPE blank.

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

The 18th century mill house comprises of a bar area, 2 dining rooms over 2 floors (80 covers) and a terrace overlooking the mill pond. To the back of the property you will find the kitchen area and associated rooms for storage including shower/W.C. The first floor you will find the public toilets and a 3 bedroom apartment for staff accommodation, there is also a museum showing a mass of history about the former workings of this property.

Within the grounds there is a modern 13 bedroom hotel, each room having their own bathroom or shower and W.C. There is also a small spa area, breakfast room, small kitchen and office.

Within the mature gardens there is a large swimming pool approximately 15m x 7 m and paths to explore leading down to the river. The property also have 2 large parking areas.

This is a very rare opportunity to own such a magnificent property with such a massive business potential.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>