

**Business and property: Beautiful hotel and restaurant ideally located with terrace on the River Vienne**



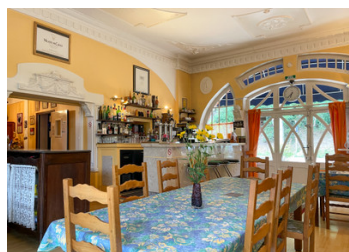
## INFORMATION

Town:	Isle
Department:	Haute-Vienne
Bed:	11
Bath:	11
Floor:	550 m2
Plot Size:	1386 m2

## IN BRIEF

Business and premises sold together: This restaurant and hotel is located right next to the river Vienne and a main road which makes it a popular spot for locals and travellers alike. It is also on walking distance of a train station, bus stops and less than 15 minutes' drive away from Limoges centre and the airport.

The restaurant has 2 main rooms, one with a bar and a terrasse overlooking the river and one with a separate access making it ideal for rental and/or groups. The kitchen and a room dedicated to the dishwasher are in between for practicality. The hotel consists of a reception desk, small lobby and 11 rooms of which 10 can be rented out.



## 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

We enter into the restaurant with a bar and tables. The beautifully large windows fill the room with light and allow for a look into the garden and the river. From here we can access the toilets, the kitchen, the reception desk of the hotel and the second room that is currently used to rent out and used for groups. Both this room and the reception desk have a separate access each.

The business and the premises are offered for sale jointly, it is also possible to buy only the business. It is not possible to buy only the walls without the business.

The terrasse and garden are completely isolated from the road and make for a lovely place to be. There is plenty of green and from the terrasse we look straight onto the river Vienne. A unique location that will enchant you.

From the reception, there is access to the staircase leading to the first and second floors of the hotel. There are 11 rooms in total, 7 on the 1st floor, where is also a small lounge with comfortable sofas and seating area for guests, and 4 rooms plus an apartment on the 2nd floor.

At the bottom floor we find several rooms for storage and a two door garage. The gas based central heating heats the whole property. The property is connected to mains drainage.

A small town with schools, a small supermarket and train station are on walking distance of the...