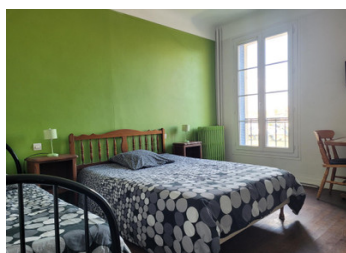


2 Star Hotel and restaurant in central Argentan, an investment opportunity not to be missed



INFORMATION

Town:	Argentan
Department:	Orne
Bed:	17
Bath:	17
Floor:	1000 m2
Plot Size:	0 m2



IN BRIEF

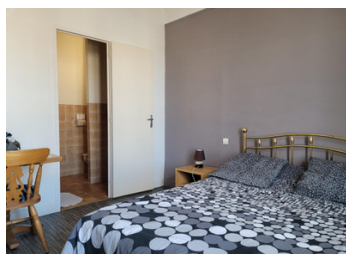
An investment opportunity to purchase this 2 star, 17 room, hotel business with restaurant in Argentan, centre of Department de l'Orne to access many of the wonderful tourist sites. Or for a day out in Paris the high speed train takes 2 hours, and the National Hara du Pin 20 minutes away, There is plenty of demand for accommodation with other different events held at different times over different years in the Orne. There are currently 4 staff on the books - 2 restaurant wait staff, chef, and a part time cleaner for the hotel. The restaurant provides breakfast for the guests and, is open for lunch and dinner 6 days a week. Opportunity to purchase the walls/building in addition.

ENERGY - DPE

DPE not required.

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

On the ground floor you have three entrances to the restaurant of 200m² that covers around 130 seated people, or can accommodate a reception group of around 150 people. There is also a bar, reception area and a space to provide take-away food on the street level of 8m². With a fully equipped professional kitchen (28m²) with washing up station (6m²) and a coldroom (4m²). Included for the chef is also a pizza oven, a patisserie fridge, and plenty of hobs and working space. The restaurant allows for buffets with hot and cold counters.

With a separate entrance to the floors of the hotel room, there are six chambres (15m²) each with their own ensuite bathrooms (shower, toilet and basin). There are two store cupboards for linen and room supplies. On the second floor there are a further six chambres with ensuites. There are a mix of 2-bed rooms, 3-bed rooms and 4-bed rooms. On the third floor are the final five chambres with ensuites.

The basement of the hotel is the footprint of the entire ground floor, and is split into different rooms for all your storage needs. There is the cellar room, storage of chairs and tables, cleaning supplies and other requirements, one of the rooms contains the central heating which is gas connected to town supply.

The rooms all contain wardrobe space, and writing desk and chair, with television. Accounts are available for due...

LOCAL TAXES

Taxe foncière: 4500 EUR

Taxe habitation: EUR

NOTES