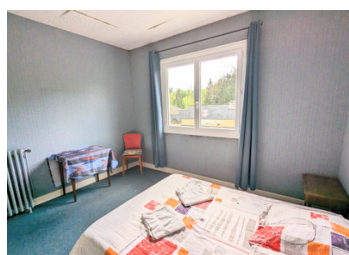


Bar - club & hotel with restaurant potential with a riverside location near Lubersac. Licence IV included.



## INFORMATION

Town:	Lubersac
Department:	Corrèze
Bed:	11
Bath:	2
Floor:	900 m2
Plot Size:	2189 m2



## IN BRIEF

This property has a huge potential and many possibilities. Over 900m<sup>2</sup> of space and 9 hotel rooms as well as an owners apartment and a reception room/bar which could be used as a restaurant also. Situated on the banks of the river Auvezère close to Lubersac this property comes with a Licence IV liquor licence.

## 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.



## DESCRIPTION

The entrance reception area leads down to the main bar & disco area with numerous seating areas and relaxation areas. The property has a kitchen which would be ideal if new owners would wanted to open a restaurant or offer snacks. The area has been newly renovated with a new WC.

In the basement there is a jacuzzi room with showers and also a sauna room with multiple relaxation rooms.

Garage which houses the gas heating system and the jacuzzi filter system.

Privately there is an owners apartment with a kitchen, 2 bedrooms and a living room.

On the top floor of the property are 9 bedrooms, all with shower cubicles and hand basins. Requiring some modernisation but would be an extra source of revenue. The hotel rooms have a separate entrance from the extérieur.

The property has ample parking for its clients

All in all an excellent prospect either to be run as the current business or the creation of a hotel & restaurant.

For further information and photos please contact the agents.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES