

Fantastic opportunity - Large hotel and restaurant in beautiful touristic Breton town



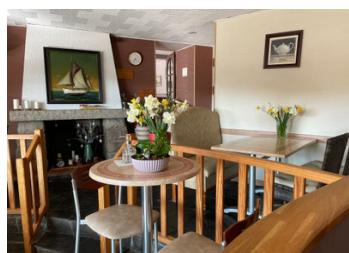
## INFORMATION

Town:	Jugon-les-Lacs - Commune
Department:	nouvelle Cotes-d Armor
Bed:	13
Bath:	12
Floor:	0 m2
Plot Size:	0 m2

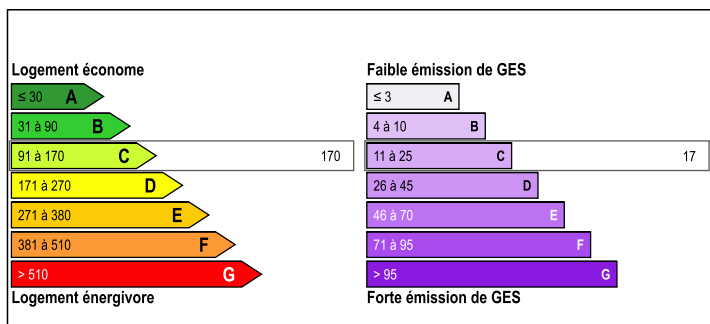
## IN BRIEF

Located in a small touristic town 20-minutes from Dinan, this 10-bedroom hotel and restaurant has all you need to start your business immediately, with two large dining rooms, a bar reception area, a nice-sized terrasse where guests can eat. and a fantastic professionally equipped kitchen with lots of storage space. Upstairs there is a lounge for guests, a jacuzzi room, 10 fully furnished bedrooms, all with bathrooms and two storage rooms for supplies. There is also private accommodation comprising of 3 bedrooms, a living room and a bathroom, all accessible from the hotel. Outside the property comprises of a large car park, a garage for two cars and a small courtyard. Off-site a few minutes from the hotel there is a plot of land, which could be developed.

The building has been well maintained and...

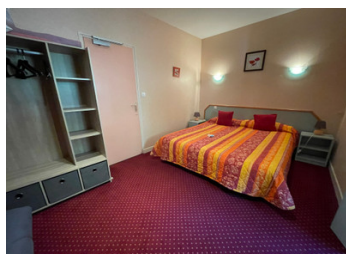


## ENERGY - DPE



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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

Nestled in a charming and picturesque small touristic town which is known for its beautiful lake and is conveniently located just a short 20-minute drive from the historic town of Dinan, this remarkable 10-bedroom hotel and restaurant offers everything you need to launch and operate your business without delay. The property features two spacious and inviting dining rooms, a cozy bar reception area where guests can relax and unwind, and a delightfully sized terrace that provides a perfect outdoor space for patrons to enjoy their meals amidst the fresh air and pleasant surroundings. Additionally, the establishment boasts a fantastic kitchen that is equipped to a professional standard, with cold-storage, preparation and washing area and a large stockroom, offering ample storage space for all culinary needs.

Venturing upstairs, guests will find a comfortable lounge area designed for relaxation, as well as a jacuzzi room. The ten fully furnished bedrooms, each complete with its own en-suite bathroom, ensure comfortable accommodations for guests. For the convenience of operations, there are also two additional storage rooms dedicated to holding supplies and equipment.

Moreover, the property includes private living accommodations that consist of three well-appointed bedrooms, an office, a nice-sized living room, and a bathroom, all of which are easily accessible from the hotel's main facilities. Outside, the property is complemented by a large parking area that can accommodate numerous vehicles, a garage specifically designed for two cars, and a small courtyard for deliveries with access to another...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES