

Charming Hospitality Property with Private Residence – Hotel, Restaurant & Possibility for a Mini-Campsite



INFORMATION

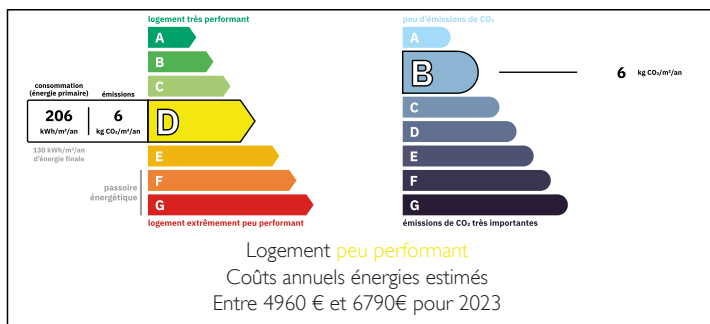
Town:	Lalizolle
Department:	Allier
Bed:	8
Bath:	6
Floor:	383 m2
Plot Size:	6160 m2

IN BRIEF

Nestled at the edge of the peaceful Colettes Forest, just 10 minutes from the spectacular Sioule Gorges and 15 minutes from the A71 motorway, this unique property offers a rare opportunity to live and work in one of France's most scenic rural regions. Perfect for nature lovers, entrepreneurs, or anyone seeking a lifestyle change, this fully equipped hospitality business is ready to operate immediately.

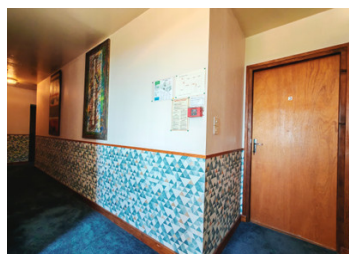


ENERGY - DPE



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

Ground Floor:

- Spacious entrance with reception area and bar
- Bright breakfast/lounge area and separate restaurant room opening onto a panoramic terrace with breathtaking views
- Professional-grade kitchen with external access
- Dishwashing area, private lounge, office, and a separate entrance for the guesthouse section
- One guest room with en-suite shower, WC, and private terrace
- Two customer restrooms

First Floor:

- Large landing serving 4 fully furnished guest rooms, including a spacious master suite (Each room features a private bathroom with shower and WC, TV, table, chairs, and wardrobe)
- Storage room for linens and supplies
- Separate private apartment with 3 additional bedrooms (one with shower), walk-in closet, bathroom, and WC

Outdoor Amenities:

- Large panoramic terrace overlooking a beautifully landscaped garden
- Possibility for a small campsite with several pitches
- Outdoor sanitary block (renovations needed), two small outbuildings, and a garage
- Two cellars and a large convertible attic

Additional Highlights:

- Sold fully furnished, ready for commercial use (guest rooms and restaurant)
- Includes French Licence IV (alcohol license – highly valuable)
- Energy-efficient: heat pump, photovoltaic solar panels, full double glazing

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

LOCAL TAXES

Taxe foncière: 2000 EUR

Taxe habitation: EUR

NOTES