

Restored 16th-century watermill, until recently a 4-star hotel and restaurant, with 8 hectares of grounds.

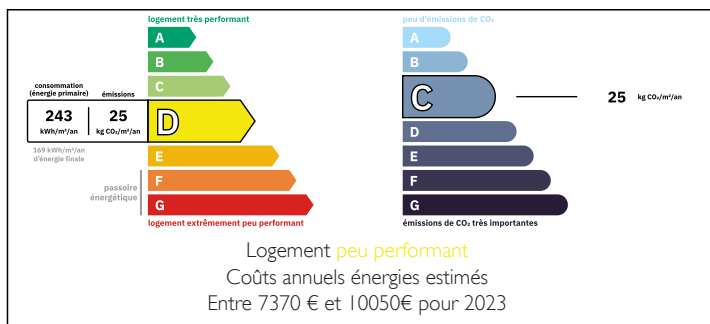


## INFORMATION

Town:	Mosnac
Department:	Charente-Maritime
Bed:	17
Bath:	18
Floor:	1428 m2
Plot Size:	86291 m2



## ENERGY - DPE



## IN BRIEF

Situated in a beautifully restored 16th-century mill, this rare property & proven successful business, with its prestigious reputation, offers a unique & luxurious experience to its guests. The property features a 4-star hotel with 14 elegant well-equipped rooms with private terraces/balconies, and a renowned 4 star gastronomic restaurant that attracts food enthusiasts from far & wide.

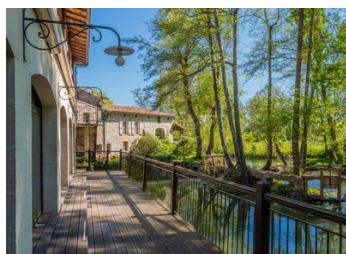
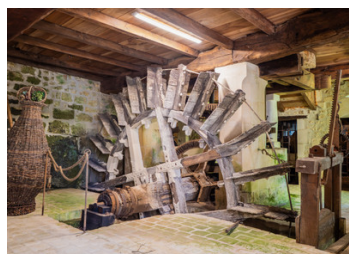
Its secluded location provides a tranquil retreat while being conveniently accessible from major cities like Bordeaux and Cognac.

With additional staff accomodation, a main headquarters that includes an apartment and office, a large gite, a 20 cover outdoor dining area, 2 hectares of maintained parkland, bar, shop, wine cellar, outdoor pool, picnic area, and ample parking.

Full proven business history is available on request, and the property enjoys a large and loyal client base.

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 PROPERTY IN MORE DETAIL:-

HOTEL BUILDING - 14 rooms (average area 35m<sup>2</sup>+). French countryside style with modern amenities, renovated in 2009 - 2011, all with bath/shower & WC, balcony/terrace, AC & high speed Wifi

Reception with waiting area

Glass wine cellar

Guest bathroom

Service areas (2+ rooms)

2 main hallways with 5 rooms "Garden side" and 6 rooms "River view"

- 1st floor with hallway and 3 rooms "River view"

- 1st floor Conference room

- Outdoor patio for guests

## LOCAL TAXES

Taxe habitation:

EUR

RESTAURANT - Classic French style

80 covers - 50 in main area & 20+ seats terrace

Separated coffee & restaurant office areas

Glass wine cellar

Separated Professional grade kitchen area, for up to a team of 8 people

Dedicated waiting and lounge area

Private dining room for up to 12 people

### ADDITIONAL CLIENT AREAS

Pool with sunbathing area

Helipad/ Helicopter landing area

Private park of 2 hectares

Equipped picnic area

Animals area - goats, sheep, swans and horses

Free private parking zones- 10 in supervised hotel area, and 8 additional places near the pool

Lounge zone - bar area, panoramic view of mill, forest and river, smoking area and quick rooms access

Artisan shop - within the walls of the old mill

### ADDITIONAL TECHNICAL AREAS

2 level Garage with storage area – up to 200 m<sup>2</sup>

- Equipped for Hotel and Restaurant technical support

## NOTES