

Charols: a characterful building to be reinvented as an inn, restaurant or bed and breakfast

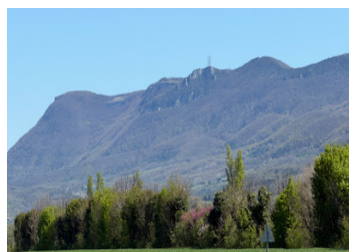


INFORMATION

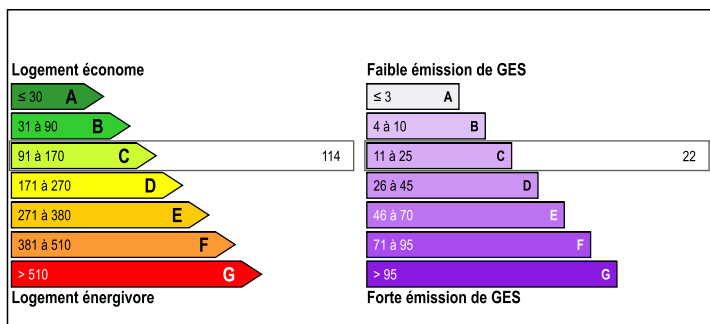
Town:	Charols
Department:	Drôme
Bed:	10
Bath:	10
Floor:	715 m2
Plot Size:	100 m2

IN BRIEF

In the heart of a village in the Drôme Provençale region, this former hotel-bar-restaurant, full of character, offers significant potential for redevelopment. Built of authentic stone, it boasts a complete set of facilities: a restaurant, bar, professional kitchen, covered patio with a glass roof, and an outdoor terrace. The upper floors house several bedrooms that could be converted into gîtes or bed and breakfast rooms. The property requires a complete renovation to unlock its full potential, but represents a rare opportunity to create a charming inn, a tourist destination, or a destination restaurant. Ideal for a couple or investor looking to develop an authentic project in a sought-after region.



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.

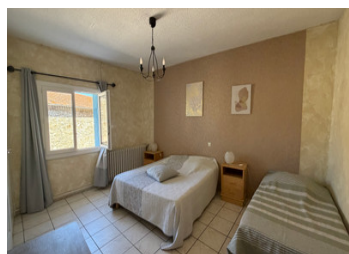
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Cette propriété est située au coeur du village de Charols proche de toutes les commodités.

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



LOCAL TAXES

Taxe foncière: 1500 EUR

NOTES