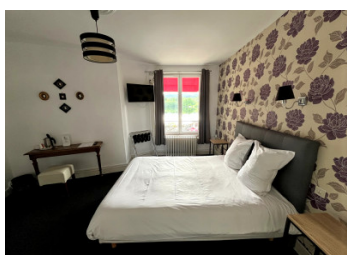


Business & lifestyle opportunity: hotel, bar, restaurant, owner's home & 2 apartments in scenic setting

EXCLUSIVE



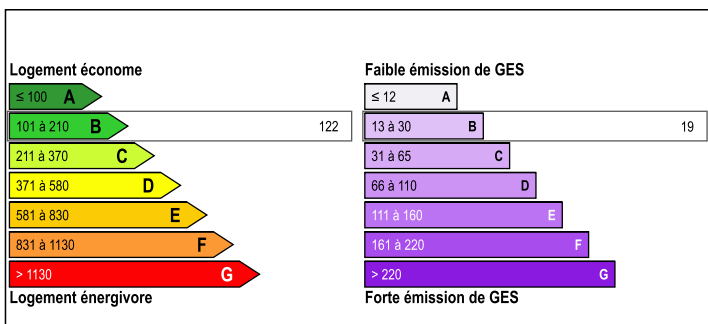
INFORMATION

Town:	Peyrat-le-Château
Department:	Haute-Vienne
Bed:	14
Bath:	12
Floor:	423 m ²
Plot Size:	912 m ²

IN BRIEF

The property and business are being sold together. The main building is a fully operational hotel, bar and restaurant comprising 9 en suite bedrooms, one bedroom owner's accommodation, restaurant with 28 covers, bar, fully fitted commercial kitchen. There is also a lovely terrace accommodating 32 customers. The hotel, and all the bedrooms, overlook the beautiful lake in picturesque Peyrat Le Chateau. There are 7 double rooms, one single room and one family room (sleeping 4). A double room and the family room benefit from a balcony/terrace and there is also a common terrace which other guests can use. There are also two residential dwellings (apartments) attached to the hotel, and a vacant commercial unit, which could be converted subject to planning consent. At the rear is a garden area with a large open barn that can be used for...

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

This excellent hotel building is well maintained and fitted out to a high standard. On the ground floor there is a large restaurant accommodating 28 clients, a bar area for 20 people, toilet facilities, well fitted commercial kitchen, and hotel reception area. Externally to the front is a lovely terrace for dining or relaxing.

Stairs from the reception lead to the first floor which has 4 bedrooms, all very nicely presented, and with en-suite facilities. There is also a laundry room on this level.

On the second floor are three further bedrooms, again all en-suite, and a storage area for equipment. There are two further bedrooms on the third floor, a double room with balcony and a family room, also with balcony.

Stairs from behind the bar area lead to the owners apartment which has a bedroom, dressing room, bathroom, living room and open kitchen, and small office.

There is also a basement (with boiler) and an attic, both of which can be used for storage.

Attached to the hotel is a building with two dwellings, comprising two apartments, each with two bedrooms, that could be used as staff accommodation.

At the rear of the hotel is a good sized garden area, some of which could be used for additional parking, and a large open barn which has been used for events/parties. There is disabled access (ramps) to the terrace, bar and restaurant. There is also an EV charging point.

Peyrat le Chateau is a lovely village with lake and...

LOCAL TAXES

Taxe habitation: EUR

NOTES