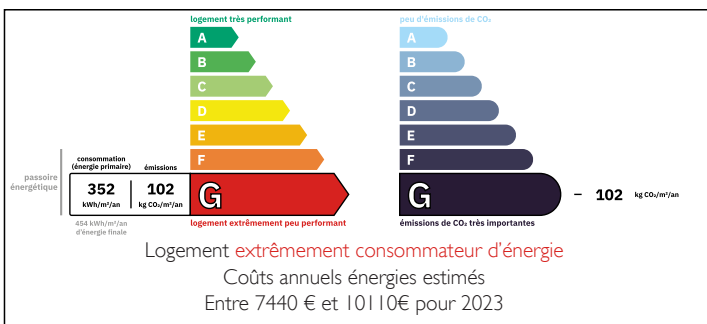


Former hotel with character to renovate 13 rooms.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	La Roche-Canillac
Department:	Corrèze
Bed:	8
Bath:	0
Floor:	171 m2
Plot Size:	0 m2

IN BRIEF

Historic Former Hotel with Exceptional Potential in the Heart of the French Countryside

Full of character and authentic original features, this former village hotel presents a rare opportunity to create an exceptional home or hospitality business in one of France's most picturesque rural settings.

While the property requires complete renovation, it offers immense potential for those seeking a rewarding restoration project. With its generous proportions and period charm, it could be transformed into a stunning private residence, an elegant boutique hotel, a welcoming bed and breakfast with table d'hôtes, guest accommodation, or a creative retreat.

Set in a charming traditional Corrèze village, the property enjoys beautiful panoramic views across the rolling Corrèze countryside, providing a peaceful

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

Situated in the charming village of La Roche-Canillac, this former hotel-restaurant offers approximately 171m² of living space arranged over three floors and presents an exciting opportunity to restore a character property with significant commercial or residential potential.

Stepping through the entrance, you are welcomed into a spacious reception hall leading to the former bar (23m²), a professional-style kitchen (18m²), the restaurant dining room (20m²), and a comfortable lounge (13m²). These generous reception areas provide an excellent foundation for creating a boutique hotel, chambres d'hôtes, restaurant, café, or an impressive family home.

A magnificent original oak staircase leads to the first floor, where six well-proportioned bedrooms are found, four of which retain their beautiful original fireplaces, adding charm and authenticity. The second floor offers a further two bedrooms together with a substantial attic, presenting exciting possibilities for conversion into additional guest accommodation, a studio, or private living space (subject to any necessary permissions).

The property also benefits from a large 70m² cellar, ideal for storage, a wine cellar, or workshop, together with two terraces from which to enjoy the peaceful surroundings.

Many original period features have been preserved, including the original wooden floors throughout, offering an excellent basis for a sympathetic renovation. The property is currently single glazed, while recent remedial roof repairs and electrical work have already been completed, allowing new owners to continue the restoration with confidence.

Set in the heart of the picturesque Corrèze countryside, La Roche-Canillac offers a bakery and a local grocery store for daily...

LOCAL TAXES

Taxe foncière: 1160 EUR

NOTES