

Former Hotel/Restaurant in superb location by the river



## INFORMATION

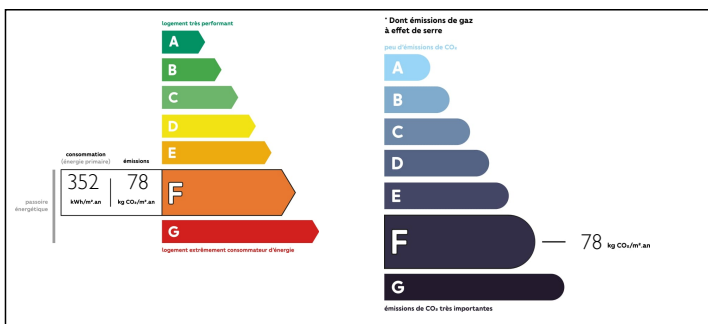
Town:	Bonneuil-Matours
Department:	Vienne
Bed:	11
Bath:	6
Floor:	595 m2
Plot Size:	559 m2

## IN BRIEF

Well situated former hotel and restaurant in need of refurbishment. The property has an entrance hall, 2 large reception rooms, a bar area, reception, former professional kitchen space and customer toilets on the ground floor, 9 bedrooms to renovate on the 1st floor and a further 5 bedrooms to renovate on the 2nd floor as well as parking and, if required, an alfresco patio by the river. Being on the main road from Châtellerault to Chauvigny, it is less than 20km from the TGV station at Châtellerault, and less than 30km from Poitiers airport as well as under 4hrs drive from the main western Channel ferry ports making it easily accessible and ideally located. This property is also close to all of the spectacular Loire Valley Chateaux and you can be in Paris in under 1 1/2hrs or on the coast at La Rochelle. Futuroscope is less than 20km with...



## 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

Well situated former hotel and restaurant in need of refurbishment. The property has an entrance hall, 2 large reception rooms, a bar area, reception, former professional kitchen space and customer toilets on the ground floor, 9 bedrooms to renovate on the 1st floor and a further 5 bedrooms to renovate on the 2nd floor as well as parking and, if required, an alfresco patio by the river. Being on the main road from Châtellerault to Chauvigny, it is less than 20km from the TGV station at Châtellerault, and less than 30km from Poitiers airport as well as under 4hrs drive from the main western Channel ferry ports making it easily accessible and ideally located. This property is also close to all of the spectacular Loire Valley Chateaux and you can be in Paris in under 1 1/2hrs or on the coast at La Rochelle. Futuroscope is less than 20km with its 3d themed rides making it the 2nd most popular theme park in France.

## LOCAL TAXES

**Taxe foncière: 1803 EUR**

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

## NOTES