

Property comprising commercial walls of a bar hotel restaurant, an apartment, terrace and wooded grounds



INFORMATION

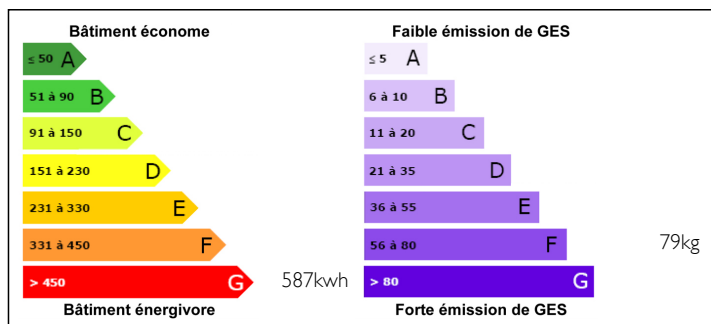
Town:	Gisors
Department:	Eure
Bed:	10
Bath:	7
Floor:	325 m2
Plot Size:	1825 m2

IN BRIEF

In Gisors, a pretty town in the Vexin Normand region, Leggett Immobilier presents this beautiful property in an ideal location. Comprising two buildings, it includes a 2-bedroom apartment, eight bedrooms including five hotel rooms, a bar-restaurant and a professional kitchen. Possible extension of the outbuilding. At the back of the house, a terrace extends onto a lovely wooded plot, ideal to enjoy sunny days and the natural surroundings. Possibility of creating a parking lot on the plot. Situated 10 minutes' walk from the town center, along one of the main roads, this character property offers great business opportunities.



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.



LOCAL TAXES

Taxe foncière: 4265 EUR

NOTES

DESCRIPTION

The main building comprises on the first floor: the bar, a storeroom with PMR toilets, a professional kitchen and a beautiful restaurant hall (≈ 68 m²) opening onto the courtyard fitted out to accommodate several tables (total capacity approx. 80 covers). In the basement, a double vaulted cellar offers good storage space.

Customers can park easily in a parking lot adjoining the establishment.

On the 1st floor of the main building is a 62 m² apartment comprising 2 bedrooms, a bathroom with separate toilet, a living room, a dining room and a fully-equipped kitchen, facing east-west (double-glazed windows).

Adjoining the apartment, a bedroom (≈ 15m²) with en-suite shower room and toilet, accessible from the backyard.

An internal staircase leads to the 2nd floor, where there are 2 other bedrooms (to renovate) one with en-suite shower room, and an attic.

The 2nd building, located in the backyard, houses five hotel rooms, the boiler room (boiler replaced in 2019) and a large garage. The rooms need refurbishment.

The apartment and rooms benefit from gas-fired heating, and the sanitation system is collective.

The backyard is extended by a lovely wooded plot of land sheltered from view.

The property is located in the vicinity of the "green lane", a cycle track connecting Gisors to Giverny and the Seine river banks 34 km away, along the Epte valley and its many monuments (châteaux, abbeys, churches, wash-houses, mills, etc.).

Paris by train takes about 1h15 from Gisors train