

Fantastic opportunity to buy a bar/restaurant with five-room hotel, separate motel with 4 beds and 2 flats.



INFORMATION

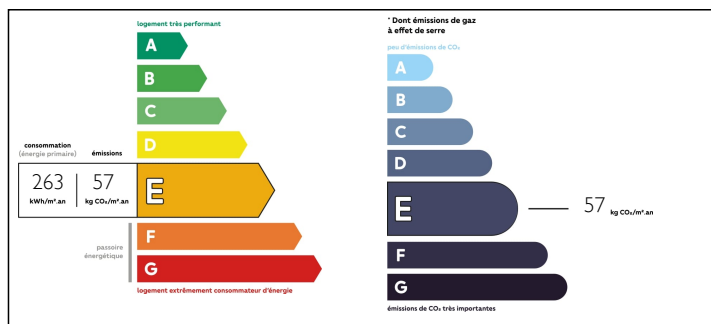
Town:	Fussy
Department:	Cher
Bed:	14
Bath:	8
Floor:	327 m2
Plot Size:	0 m2

IN BRIEF

This impressive property and business is in the busy town of Fussy which is nestled in the centre of France. Only 7km to Bourges, you are guaranteed a whole host of historical wonders with ample amenities and attractions.

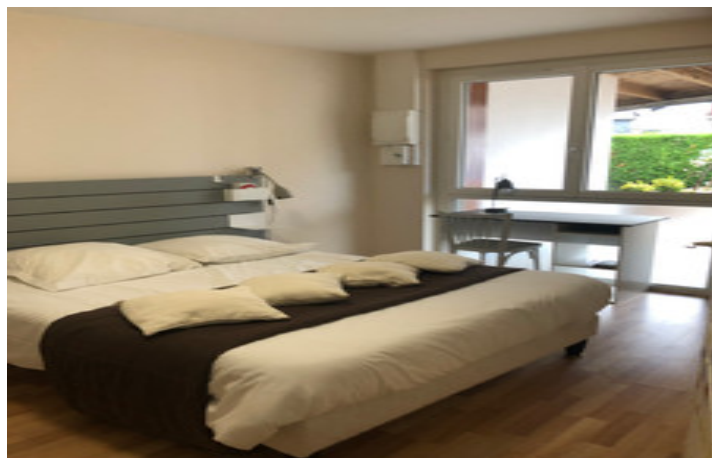


ENERGY - DPE



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: 2337 EUR

NOTES

DESCRIPTION

Situated in one of France's most beautiful regions filled with history and lovely countryside just outside the capital of the region Cher, Bourges

Principal Building (on the main street) dates back to the end of the 17th century, with further additions in 1940.

: 327m2 with 81m2 attic, garage and cellar.

Ground floor:

- Bar: 44m2, 1950s mosaic floor, rendered wall, beams and 2020 PVC joinery.
- Dining room: 45m2, 2015 PVC entrance door, 1950s mosaic floor. Open fireplace.
- Reception: 20m2, tiles and linoleum in used condition. Single glazed wooden framed window.
- WC: 7m2, ladies and gents' area. No disabled access. Access to 1st floor apartment.
- Kitchen: 17m2, 1950's tiled floor, paint in used condition, ALU window, single glazed. Glazed door to courtyard.
- En-suite restaurant kitchen: 15.50m2, 1950's tiled floor, old paint, ALU window, single glazed window.

- Storage area and boiler room: 12m2, WEISSMAN boiler, end of 2022. Wooden framed windows, single glazing. Solar roller shutters in good condition.

First floor:

121m2 flat, 81m2 attic comprising:

- Entrance hall, lounge, 5 bedrooms, WC, bathroom. Attic accessed by a bedroom. No kitchen. The joinery is PVC. Tiles from the 1950s.