

Walls for sale for well-known 2* Hotel-Bar-Restaurant in a charming medieval village

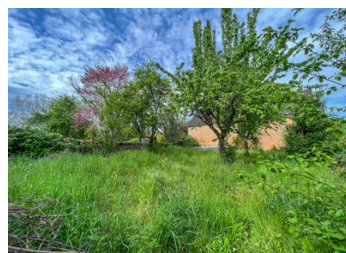


INFORMATION

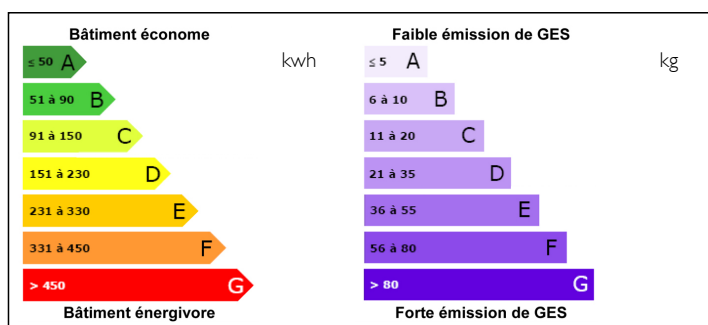
Town:	Goujounac
Department:	Lot
Bed:	6
Bath:	6
Floor:	360 m2
Plot Size:	104 m2

IN BRIEF

This hotel/restaurant is very well established and has a clientele from far afield, both local and tourists. The hotel has five double rooms with en-suite bath- or shower rooms (3 newly renovated in 2021). The restaurant seats 60 guests inside, plus a further 40 guests on the terrace. Special events could be hosted in the walled (beer) garden. The ground floor of this property has been completely renovated in 2021, including the needed updates to comply with handicapped access and government requirements. The sale is for the walls only. Fond de Commerce available separately - see prop ref A20594NK46

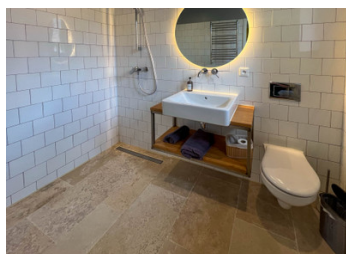


ENERGY - DPE



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.



NOTES

DESCRIPTION

Paved terrace to the front of the property with seating for 40 people, semi covered, featuring a little fountain.

GROUND FLOOR (tiled throughout)

Bar area (25 m²), exposed stone walls and beams, double aspect

Private dining room which doubles up as a breakfast area (60 m²) provides seating for up to 60 people, beams, working open fire place

WC (with handicapped access)

Hallway (5,5 m²)

Kitchen (26,5 m²) exterior door leading onto side road

Office (6,5 m²), housing the electricity board and alarm system (electrics redone end 2019)

Staircase up to FIRST FLOOR (126,4 m² in total)

Landing (23 m²), original wooden floor boards

5 guest rooms (four double and one triple), each with their own bath- or shower room, beams

1 staff bedroom

From landing staircase up into loft (approx. 90 m²), head height to centre beams approx. 2,10 m (possibility to create more rooms for hotel)

EXTRA :

Barn (52 m² on 2 levels) opposite of the hotel which provides storage space

Walled garden: it is situated along a very quiet lane to the right of the property, about 30 m away from the premises.

An excellent opportunity to purchase the walls for this well known 2* Hotel with Restaurant and Bar. The Fond de Commerce is available under separate arrangement - see prop ref A20594NK46

Frayssinet le Gelat : 3 km

Prayssac 10km

Cahors 30km

Gourdon 30km

Bergerac airport 80km

Toulouse airport 143km