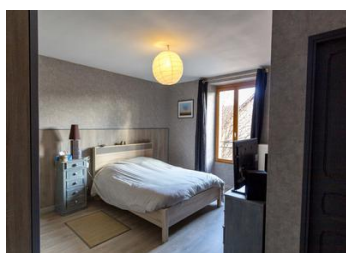
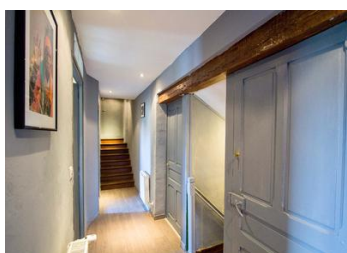


Established Chambres d'Hôtes with large banquet hall on 3.9 Acres in beautiful countryside of the Corrèze



INFORMATION

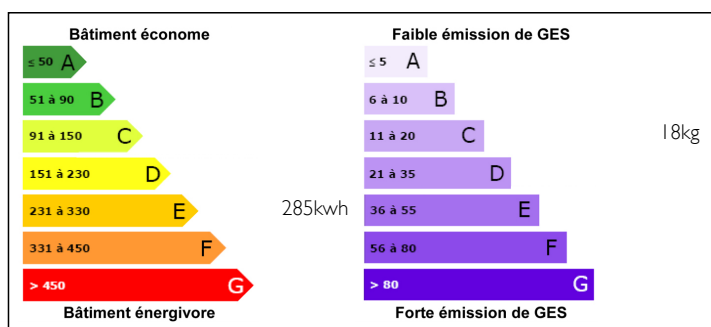
Town:	ORGNAC SUR VEZERE
Department:	Correze
Bed:	9
Bath:	3
Floor:	240 m2
Plot Size:	15572 m2



IN BRIEF

This property was once an old auberge, which has been renovated and transformed into a Chambres d'Hotes business in North Western Corrèze, just a short drive from the Dordogne. The price of the property includes all the equipment currently used to run the commercial activity (ie. professional kitchen equipment, beds, bedding, etc...). This substantial building is divided into two parts: the owner's accommodation and the guest accommodation, each with separate access. There is also an enormous banquet hall attached to the auberge, which offers great potential for development. While the whole complex is ready to move into and run as it exists currently, there is considerable scope for updating the guest accommodation and widening the variety of services on offer to guests (eg. Table d'Hotes, banquets, receptions, conferences, etc...). The windows to the rear of the property overlook the delightful Corrèze countryside. The property is set in over 1,5

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

Property comprising:

Ground floor:

Reception with dining area: 33 m²

Professional kitchen 12 m²

Private sitting room (43 m²) with log burner and huge bar

Banqueting Hall (125 m²)

First floor:

private staircase to owner's accommodation which can be separated from the guest accommodation by a lockable door.

2 Double bedrooms (15 m², 20 m²) one with dressing room

1 single bedroom

study (11 m²)

bathroom with bath and shower, WC.

Utility room (9 m²)

Corridor to Guest area, with

7 double bedrooms, some with a smaller bedroom attached making them Family bedrooms. All bedrooms have hand basins.

Corridor with 2 shower rooms and 2 WCs.

A further bedroom has been turned into a laundry area.

Attic: 4 attics, one with possibility to convert.

Cellar: Large cellar divided into 3 areas measuring approx. 70 m².

Outbuildings:

Garage for 2 vehicles

Bread oven

Well (working)

Barn 160 m²

Toilet

Animal shelter

Chicken coop

Plenty of parking space for guests.

All measurements are approximate.

LOCAL TAXES

Taxe foncière:

700 EUR

NOTES