

Superb opportunity : Fond de Commerce of well-known 2\* Hotel-Bar-Restaurant in a charming medieval village



## INFORMATION

Town:	Goujounac
Department:	Lot
Bed:	6
Bath:	6
Floor:	0 m2
Plot Size:	160 m2

## IN BRIEF

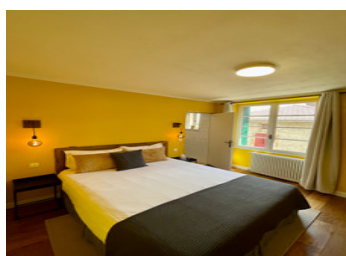
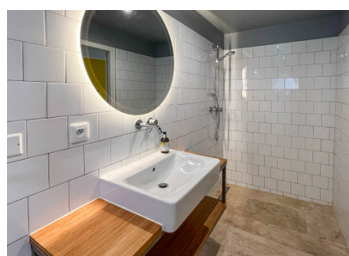
This hotel/restaurant is very well established and has a clientele from far afield, both local and tourists. The sale of the Fonds de Commerce includes the goodwill and inventory, as well as the licence IV (drinks license). The hotel has six double rooms with ensuite bath- or shower rooms (3 newly renovated 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 kitchen, bar and restaurant are fully equipped, there is an up to date computer cash registry and audio installation. The ground floor of this property has been completely renovated in 2021, including the needed updates to comply with handicapped access and government requirements.

## 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.

GROUND FLOOR (tiled throughout)

Bar area (25 m<sup>2</sup>), exposed stone walls and beams, double aspect

Private dining room which doubles up as a breakfast area (60 m<sup>2</sup>) provides seating for up to 60 people, beams, working open fire place, fully furnished

WC (with handicapped access)

Hallway (5,5 m<sup>2</sup>)

Professional kitchen (26,5 m<sup>2</sup>), fully equipped, with plunge room, exterior door leading onto side road

Office (6,5 m<sup>2</sup>), housing the electricity board and alarm system (electricians redone end 2019)

Staircase up to FIRST FLOOR (126,4 m<sup>2</sup> in total)

Landing (23 m<sup>2</sup>), 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 m<sup>2</sup>), head height to centre beams approx. 2,10 m (possibility to create more rooms for hotel)

### EXTRA :

There is also a barn (52 m<sup>2</sup> on 2 levels) opposite of the hotel which provides storage space for the restaurant, the washing machines and tumble dryer for the hotel and the cold room and freezer (fast) for the kitchen.

In addition to the terrace in front of the property there is a walled garden, which can be used by the restaurant or the hotel guests. It is situated along a very quiet lane to the right of the property, about 30 m away from the premises.

Annual rental fees : ± € 11.500

Oil fired central heating

Electricians redone...