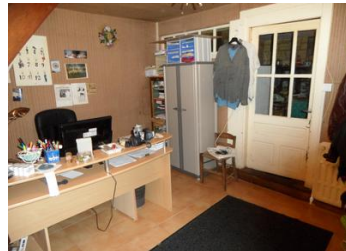


Established family business and property for sale due to retirement. 11 bedroom hotel with restaurant, bar, pizzeria and terrace in the center of a traditional village....



INFORMATION

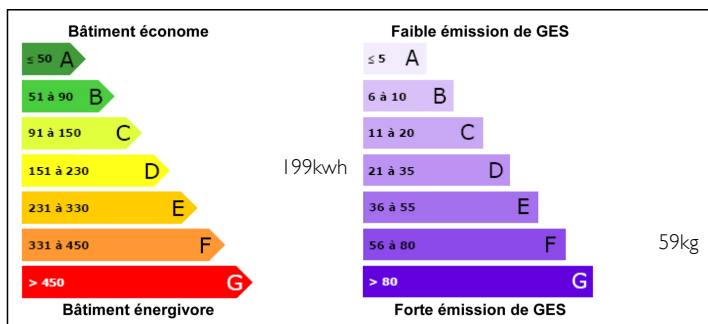
Town:	ANLHIAC
Department:	Dordogne
Bed:	11
Bath:	7
Floor:	348 m2
Plot Size:	130 m2



IN BRIEF

Charming hotel/restaurant/bar and pizzeria with a terrace in the center of a traditional village with a school, shops, doctor, pharmacy and post-office. The sale includes the business and the building with 11 hotel rooms, restaurant with several dining areas, and a license IV to sell alcohol. The property is a short drive to the tourist villages of Hautefort and Excideuil and an excellent golf course. The property is well located for local clients and tourists and offers lots of potential and many possibilities. Oil central heating and mains drainage. Easy parking for clients opposite the hotel.

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

Ground floor; three dining areas:

Dining area 1 with open fireplace of about 40 places (35m²),

Dining area 2 of about 20 places (23m²),

Dining area 3 restaurant/bar (about 40m²),

Entrance (16m²),

Kitchen (19m²), scullery (12m²), reserve (12m²),

Cave (about 15m²), depot 1 (16m²), depot 2 (12m²),

Previous pizzeria with independent access (17m²).

1st floor; Hôtel : Part 1 to modernise;

Room 1 (9m²) with shower room (3m²),

Room 2 (9m²) with shower room (3m²),

Room 3 (9m²) with shower room (3m²),

Room 4 (9m²) with shower room (3m²),

Room 5 (9m²) with shower room (3m²),

Room 6 (9m²) with shower room (3m²) and lavabo,

WC (2m²).

NOTES

Part 2 to renovate;

Room 1 with wash basin (10m²),

Room 2 with wash basin(10m²),

Room 3 with wash basin(about 9m²),

Room 4 with wash basin (about 9m²).

Apartment : room 1 with bathroom (9m²), room 2 with wash basin (12m²).

Convertible attic space; 70m².

Outside; sunny terrace with awnings for about 30 places. Easy parking opposite the property.

There are international airports at Brive - 50 mins and Limoges or Bergerac - 1H30