

B&B 3 or 4 rooms in beautiful Provencal village, with pool, nice views. Business opportunity for those who wish to live in the beautiful Drôme.



## INFORMATION

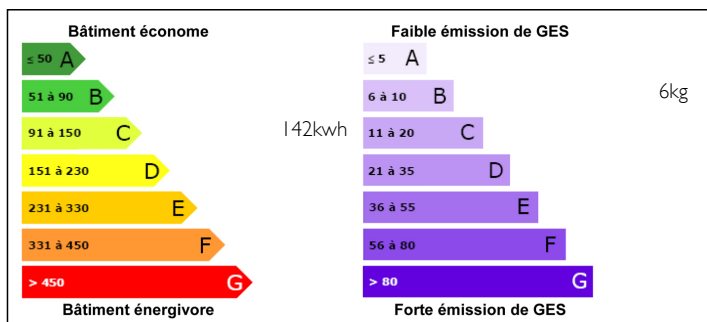
Town:	MIRABEL AUX
Department:	BARONNIES Drôme
Bed:	6
Bath:	5
Floor:	160 m2
Plot Size:	630 m2



## IN BRIEF

Very well exposed house in middle of Provencal village with all amenities. Fully equipped for 4 rooms to let, with parking, pool and owners house. 2 bedrooms for owners possible.

## ENERGY - DPE



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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

Here is the opportunity to exploit a Chambres d'hôtes which is excellently situated on the main through road. There is a real demand for B&B here. With its own parking and pool, it is a perfect place to stay for one or several nights - a succesful stepping stone for guests who wish to stay a short time on the journey to Provence.

This bed & breakfast, built in 2004, has 4 bedrooms with bathrooms to let. Guests can enjoy the use of a private or common balcony and a pool. The place is very well kept and has sufficient outside space for cars. The owners part can be extended easily from 1 to 2 bedrooms, all on one floor.

In the generous garage and workshop, a sauna could easily be fitted in. In order to keep guests happy, the village offers all amenities.

The owner's house, totalling 70m<sup>2</sup> approx, consists of a kitchen (19m<sup>2</sup>), cellar (5m<sup>2</sup>), living room (20m<sup>2</sup>), office (7,4m<sup>2</sup>) and bedroom (12m<sup>2</sup>) with bathroom (4,7m<sup>2</sup>), as well as a private balcony. Extension with one of the guestrooms possible, then having its own bathroom on the quiet side of the property.

An excellent opportunity for those who wish to receive guests in a dynamic environment in the Drôme Provençale.

Advantages of this property:

- no work required
- 4 generous bedrooms for guests (12 - 18m<sup>2</sup>)
- independent entrance to guestrooms
- in the middle of a lively village in the Provence
- tourist area and many opportunities to let, because...

## LOCAL TAXES

**Taxe foncière: 1471 EUR**

## NOTES