

Real estate complex consisting of a 3-star hotel with 7 bedrooms and private bathrooms and wc.and laundry of 228m2 , a bar restaurant licence 4 ...



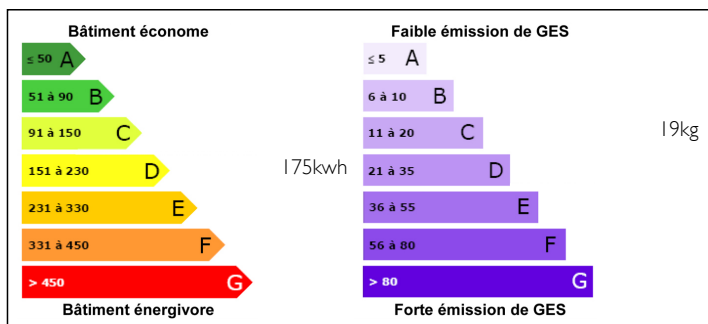
## INFORMATION

Town:	GRIGNOLS
Department:	Dordogne
Bed:	11
Bath:	9
Floor:	928 m2
Plot Size:	2609 m2

## IN BRIEF

Near Neuvic, real estate complex composed of a 3 star Hotel, with 7 rooms and their private bathroom and toilet including one for disabled and communicating . Laundry room (total area 228m2). A bar restaurant with kitchen equipped to standards, dining rooms, private courtyard, reception rooms for groups on the floor and a large convertible attic of 160m2 ( total area 450m2 ) A main house with its secure pool of 5 rooms including double bright living room overlooking open kitchen, a master suite with private bathroom . A night party with 3 bedrooms, shower room, separate toilet with an area of 150m2. Dependances 100m2 . Decorated with a garden and independent garage of 80m2. All amenities needed in 10 minutes.

## 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

The 3-star hotel consists of 7 rooms all on one level, one room with disabled standards of 28,50m<sup>2</sup> each . A laundry of 28,50m<sup>2</sup>.,

Each room is equipped with a 140 cm bed or double beds, a TV, suitcase holder and tablet with chair. A shower and a toilet. Private parking .

The bar with licence 4, and a first restaurant room on the ground floor giving access to the interior terrace.

Upstairs 2 rooms that can accommodate groups, an office and many storage rooms . A large attic offer 160m<sup>2</sup> is available . Total superficies : 450m<sup>2</sup>

The house of 150m<sup>2</sup> consists of a large bright double living room overlooking an open kitchen, a master suite with bathroom.

The night part with its 3 bedrooms, a shower room and an independent toilet, a garden and a secure swimming pool. Outbuildings of 100m<sup>2</sup> and a large garage of 80m<sup>2</sup>. Near Neuvic with all amenities needed.

## LOCAL TAXES

**Taxe foncière: 4000 EUR**

## NOTES