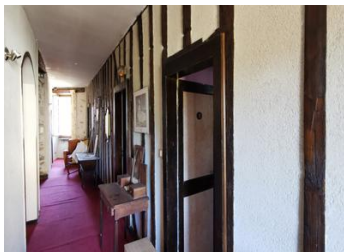


Large property offering bar/restaurant area, 11 en-suite bedrooms, garden and barn



INFORMATION

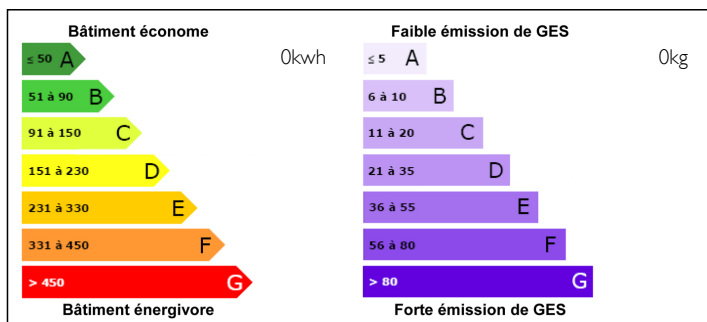
Town:	CHALUS
Department:	Haute Vienne
Bed:	11
Bath:	11
Floor:	600 m2
Plot Size:	390 m2



IN BRIEF

Work ideas to start the season: Create a window from the functional apartment to the garden, open the kitchens again to the garden, see a covered terrace leaning against the wall with the Virginia creeper. At lunchtime, in season, a professional could go up to 100 place settings with a buffet system. The equipment is also for sale. Virtual visit and floorplan on Leggett website. Diaporama on demand. Large property offering bar/restaurant area, 11 en-suite bedroom garden and barn. At the gateway to Green Perigord, in a spot with plenty of passers by in the heart of Chalus, a busy town offering good facilities, and only 17 miles from Limoges airport. This once busy Auberge is now for sale, due to the retirement of the current owner. It is sold with a license 4 which allows the property to be run as a bar, bed and breakfast - or gîte...

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

This property has been run as an Auberge, but it is not being sold as a going concern. We are selling the building, and any goodwill is a bonus.

Entrance hallway with bar area of 48 m² to the left; this room currently has 5 tables and an open fireplace, and off this is a private office of 11 m².

To the left of the hallway are two very large dining rooms. The first of 32 m² currently has 4 tables but could easily have more. The second of 64 m² has 10 tables. To the rear of the second dining area is the large working kitchen of 25 m², with a smaller preparation room of 18.8 m² and stock room with rear doors of 14 m² adjacent. There is a rear corridor leading to two downstairs w.c.'s

Upstairs are 7 double bedrooms, (only 5 rooms can be used as bed and breakfast). Two bedrooms are family rooms, which have an additional second area/room, and all rooms have en-suite shower rooms. The upstairs of the property does need some attention, the electrics will need rewiring, and a little t.l.c maybe needed, however the shower rooms were refurbished fairly recently and although they may need some attention, are in reasonable order.

From the main kitchen there is a second staircase that leads up to a small apartment consisting of living room of 18.6 m² with insert wood burning fire of and...

NOTES