

Superb complex including : Bar / Restaurant with license IV; Hotel with 5 bedrooms; Apartment with 3 bedrooms + a large attic for conversion located in the...



INFORMATION

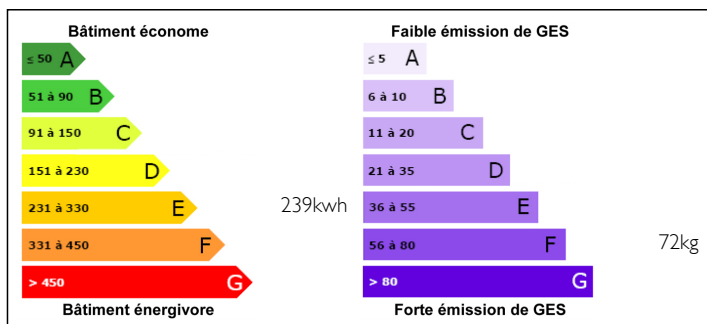
Town:	MAUPREVOIR
Department:	Vienne
Bed:	8
Bath:	4
Floor:	240 m2
Plot Size:	25 m2



IN BRIEF

Situated in the centre of Mauprevoir this Hotel Bar Restaurant is an established business. Between its restaurant that provides over 30 covers and its 5 bedroom Hotel it's needless to say that it has a healthy yearly turnover and is a big part of the community of the village.

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

Already well known for its quiz nights, live music and providing for all of the village functions this is a great opportunity to take over the main attraction of the town.

-The Bar and Restaurant have been recently renovated to give a more homely vibe, with stone walls and a wood burner for heating. And wheel chair access has also been added. (Entrance and WC).

-The Kitchen has been reconfigured for a more practical use and now has easy access into the large store room just next door. (The Kitchen will be left with everything you will need to stay open, extras can be negotiated at the point of a sale).

- Upstairs there are 5 bedroom (two with ensuite shower rooms / toilets and three with at shared shower room at the end of the hall). All the bedrooms have been brightened up for a more pleasant night's stay.

- Across the hall there is separate self contained living accommodation with 3 bedrooms, a Dining / Kitchen, a Living room and Bathroom.

- And a large attic (That could be changed into more bedrooms or something else).

LOCAL TAXES

Taxe foncière: 772 EUR

Taxe habitation: 187 EUR

NOTES