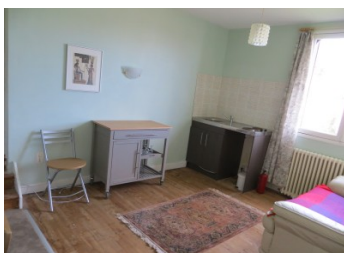
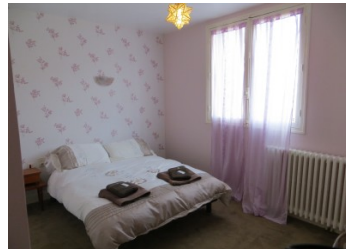


Two for the price of one ! This is a marvellous business opportunity which is currently running very successfully.



## INFORMATION

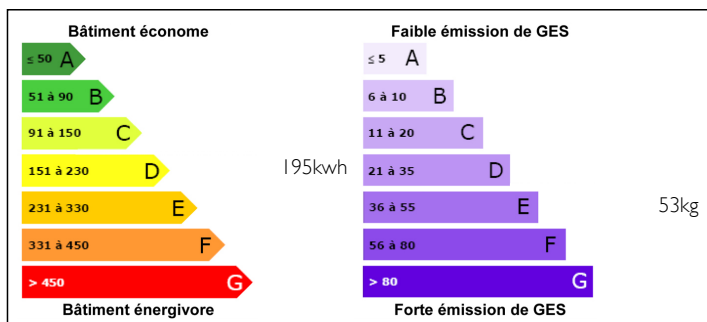
Town:	CHATEAUNEUF LA FORET
Department:	Haute Vienne
Bed:	0
Bath:	0
Floor:	349 m2
Plot Size:	2182 m2



## IN BRIEF

These premises are made up of a Restaurant/Tabac, a six bedroom Hotel, two of which are Family suites and Separate four bedroom house. The owner of this property would be prepare to sell the house separately from the business if an offer was made.

## 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

These premises are only 30mins from Limoges city centre and 45mins from the airport with daily flights to the UK. It is on the main road between Limoges and Eymoutiers and benefits from regular passing trade.

They comprise a restaurant with 60 covers, a bar area which can sit a further 10 covers, 6 bedrooms, two of which are Family suites and an adjoining 4 bedroom house.

There is also a seating area outside the front of the restaurant, a large garden and extensive parking.

As you enter the building you first come into the Bar area (41m<sup>2</sup>) which is also a licensed Tabac.

Through the bar is the Restaurant which is (65m<sup>2</sup>) and can comfortably sit 60.

The fully fitted kitchen (15m<sup>2</sup>), a preparation area (21m<sup>2</sup>), and a further storage area (13m<sup>2</sup>) are off the restaurant.

The toilets are next to the Bar, as is an office area which is currently also used as a laundry for the guest rooms on the first floor.

The guest accommodation comprises 6 rooms No's 1 and 2 are used as family suites; each has two (12m<sup>2</sup>) rooms, each suite has fitted kitchen facilities, and both have WC and showers (3m<sup>2</sup>).

No's 3 and 4 are both (11m<sup>2</sup>) with en-suite facilities (3.5m<sup>2</sup>)

Rooms 5 and 6 are both (12m<sup>2</sup>) and share a separate WC and bathroom.

Also attached to the property is a 4 bedroom house, with a large cellar for storage.

On the ground floor of the house are 2 rooms which are currently bedrooms,...

## NOTES