

Hotel and restaurant set in the popular town of Peyrat Le Chateau, with 17 rooms in the hotel and a further 10 room mote



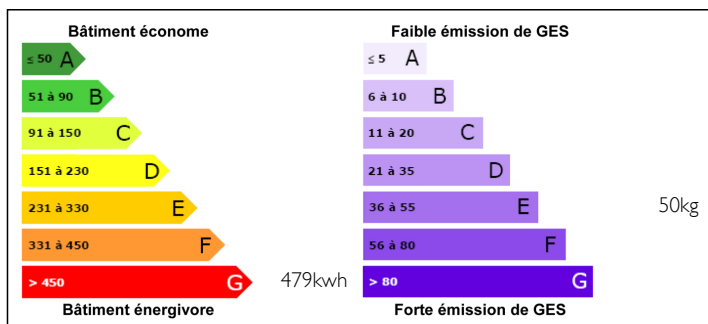
## INFORMATION

Town:	PEYRAT LE CHATEAU
Department:	Haute Vienne
Bed:	27
Bath:	27
Floor:	450 m2
Plot Size:	2558 m2

## IN BRIEF

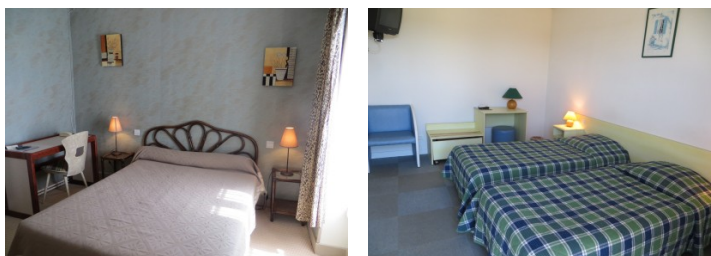
A fantastic opportunity to take on a successful business, in a beautiful part of the French countryside. The Hotel is split over three floors, with a bar and large restaurant on the ground floor. Eight double rooms on the first floor and the private accommodation. On the second floor you find a further Nine double rooms. There are also four rooms on the third floor which are currently used as staff quarters. Over the road you will find the 'motel' annex with a further Ten double rooms.

## 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

This hotel and restaurant have been run successfully as a family business for a number of years but has now become available to be acquired due to health reasons. Set in the stunning Haute Vienne countryside this hotel is on the edge of town and is perfectly located for walking or cycling holidays. It is only 7km from Lake Vassiviere, one of the biggest manmade lakes in Europe where your guests can enjoy a variety of water sports or just enjoy the many lakeside beeches. Limoges with its international airport with daily flights to the UK and railway links to the rest of France is only 40km away.

## LOCAL TAXES

<b>Taxe foncière:</b>	<b>3699 EUR</b>
<b>Taxe habitation:</b>	<b>450 EUR</b>

## NOTES