

Superb location and environment for this lakeside building currently in use as a small hotel with restaurant facilities.



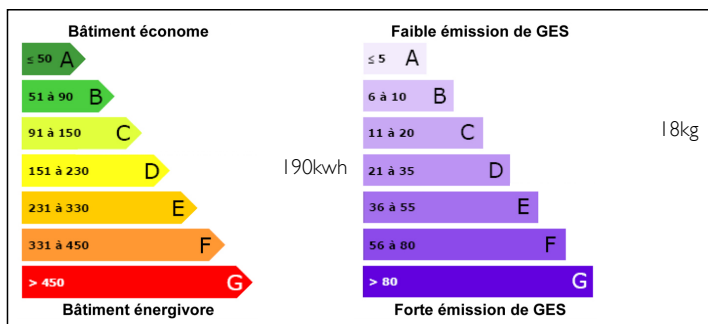
INFORMATION

Town:	TREIGNAC
Department:	Correze
Bed:	10
Bath:	8
Floor:	487 m2
Plot Size:	3390 m2

IN BRIEF

This working BnB has the major advantage of being situated on the shores of a 99 ha lake in an area of outstanding natural beauty only 80km from Limoges airport. The lake has been awarded a blue flag it has a beach, clean water with various watersports options such as canoeing and fishing. The BnB has 7 modern rooms with en suite, two of which have a private sun terrace with lakeviews some of the other bedrooms have great views over the lake and a 3 bed apartment in the basement at shore level which can either be used as owners quarters or be let as a gite . Main building Dining room has large bay windows and a terrace overlooking the lake, kitchen is modern, well equipped, and would support restaurant services though currently is only used for breakfast service. Surrounding woods great for hiking, cycling and...

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

- Ground Floor

Reception area/stairs 9m²

Dining Room / Lounge 132 m² (can take 70 persons)

Kitchen 28m²

- First Floor (All bedrooms with TV, WiFi and ensuite facilities)

Bedroom 1 - 12.5m²

Bedroom 2 - 9.7m²

Bedroom 3 - 9m²

Bedroom 4 - 10.9m²

Bedroom 5 - 10.1m²

Bedroom 6 - 11.4m²

Bedroom 7 - 10.1 m²

- Basement

Boiler room 9.5m²

Laundry room 10m²

Wine Cellar 12.5m²

Cellar 2 - 10.2m²

Storage tools 12.2m²

- Gite - 80m² with

Bedroom 1 - 9.7m²

Bedroom 2 - 9.7m²

Bedroom 3 - 9.7m²

Living room 22.7m²

Kitchen 10.8m² (fully equipped)

3 kms from historic town of Treignac

LOCAL TAXES

Taxe foncière:

1 650 EUR

NOTES