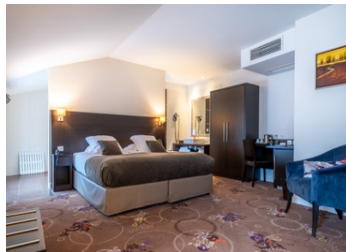


**RARE -Very successful 3\* Boutique Hotel-Restaurant for sale 11 en-suite rooms swimming pool and large terrace**



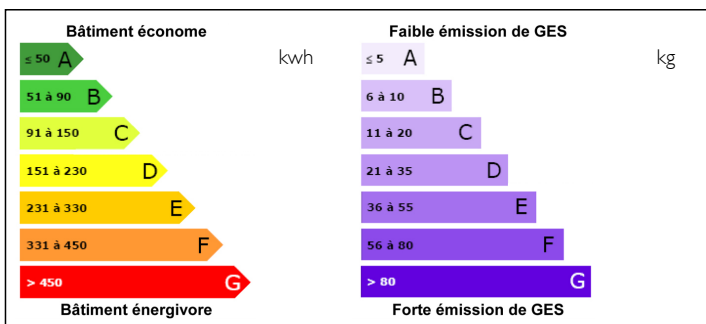
## INFORMATION

Town:	Belleville-en-Beaujolais
Department:	Rhône
Bed:	11
Bath:	11
Floor:	972 m2
Plot Size:	1107 m2

## IN BRIEF

For sale, this magnificent \*\*\* Boutique Hotel and Gourmet Restaurant in the heart of the Beaujolais region, near to Belleville-en-Beaujolais. A fantastic business opportunity for an investor or individuals from the hotel industry to develop an already very attractive business. Recently renovated and maintained to a high standard, the two stone buildings offer character and refinement to the property.

## 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

For the sports lover there is easy access to Olympic and Rugby events held in Lyon 2024.

Surface of the Hotel-Restaurant about 1,000m<sup>2</sup>

Surface of the Terrace about 135m<sup>2</sup>

The hotel consists of:

Reception area 11.45m<sup>2</sup>

Seating area 11.45m<sup>2</sup>

11 bedrooms all with en-suite bathrooms

3 Standard

4 Superior

3 Executive

1 Superior Suite

1 newly added wheelchair friendly room.

Each room has every comfort and is tastefully decorated.

Outside:

A veranda 13.25m<sup>2</sup>,

A terrace with magnificent views of the surrounding vineyards 135m<sup>2</sup>

Heated outdoor swimming pool 29m<sup>2</sup>

WCs, male and female

The restauration consists of :

A Gastronomic restaurant about 48.9m<sup>2</sup>, seating up to 40 guests,

A Bistrot/function room about 28.3m<sup>2</sup>, seating up to 25 guests,

A Terrace for summer dining seating up to 50 guests

A fully equipped professional kitchen with a back kitchen and cold room.

Wine cellar

The whole property has been recently renovated and is maintained to an excellent standard.

All fixtures, fittings and furnishings are included in the sale price.

The business goodwill and the Walls are indivisible.

## NOTES