

Successful hotel / restaurant / bar in historic market town, including owners accommodation and garden



## INFORMATION

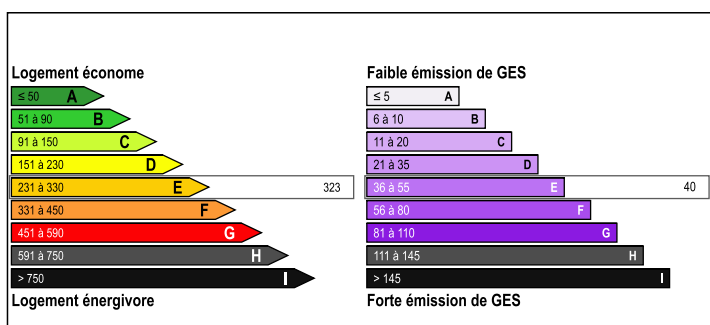
Town:	Châlus
Department:	Haute-Vienne
Bed:	8
Bath:	7
Floor:	583 m <sup>2</sup>
Plot Size:	562 m <sup>2</sup>



## IN BRIEF

Superbly situated hotel / bar / restaurant in the heart of historic Chalus. Good clientele and turnover. Ideal business for a couple, a great opportunity for someone looking to run a business in the heart of France.

## 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

All recently renovated the property consists of large bar / restaurant area with professional kitchen and four en suite bedrooms for paying guests.

Current turnover is in excess of €150,000, but there's scope to increase this. A good client base, with approx 65% French, 35% English and other nationalities, with a very good tourist client base during the summer months.

The terrace around the fountain (permission granted by the commune each year) seats 50, the bar can accommodate 26 covers, and the restaurant 28.

All equipment for the bar, restaurant, hotel, kitchen and terrace are included in the price.

There are no ties to a brewery or supplier.

There is a separate apartment with three bedrooms as owner's accommodation including living room, kitchen and bathroom. There are four en-suite hotel rooms, a studio, and a one bedroom apartment.

Cellar, parking, garage and garden complete the property.

Chalus is a small market town and has an excellent range of shops, bars and restaurants to meet your everyday needs, including a large modern supermarket, and a fortnightly market. It has an unspoiled traditional town centre with the remains of two medieval castles. Chalus is also part of the Perigord-Limousin Regional National Park which has many places of interest and beautiful countryside.

Limoges airport is 32km away.

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES