LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A10977 Price: 735 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (700 000 EUR without fees)

RARE - A unique opportunity to purchase this very successful 3* Boutique Hotel-Restaurant















INFORMATION

Town:	Belleville-en-Beaujolais
Department:	Rhône
Bed:	11
Bath:	11
Floor:	751 m2
Plot Size:	432 m2

IN BRIEF

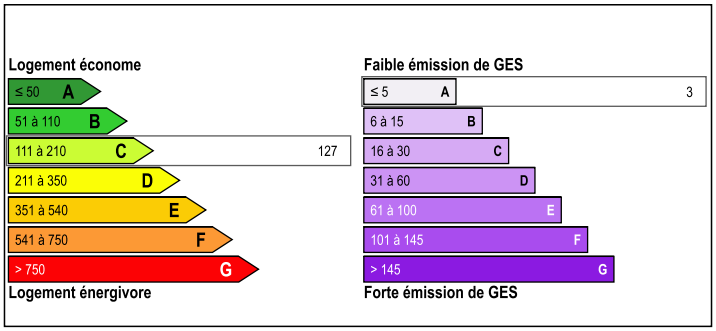
Fantastic opportunity to purchase the walls of a successful hotel business in a prime location with potential for further growth and expansion.

This magnificent 3* Boutique Hotel and Gourmet Restaurant is set in the heart of the Beaujolais region. A fantastic business opportunity for an investor or individuals from the hotel industry to develop an attractive business. Recently renovated and maintained to a high standard, the two stone buildings offer character and refinement to the property.

The sale is the walls only, the business goodwill is not included in the sale.

The selling price has been reduced due to a change in the owners' personal circumstances.

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.

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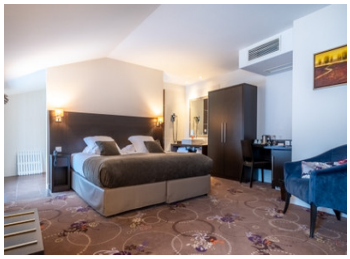

NOTES

DESCRIPTION

Fantastic opportunity for the new owners to take over a successful business in a prime location with potential for further growth and expansion.

Awarded the European Hotel Award for the Art of hospitality for France in 2024, this magnificent *** Boutique Hotel and Gourmet Restaurant is set in the heart of the Beaujolais region. 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.

The selling price has been reduced due to a change in the owners' personal circumstances.

Description
Hotel
• Reception area 11.45m2
• Seating area 11.45m2
• 11 bedrooms all with en-suite bathrooms: 3 Standard, 4 Superior, 3 Executive, 1 Superior Suite plus a 1 recently furbished wheelchair accessible room.
• Each room has every comfort and is tastefully decorated
Outside
• Veranda 13.25m2
• Terrace 135m2, with magnificent views of the surrounding vineyards
• Heated outdoor swimming pool 29m2
• WCs male and female
Restauration
• Gastronomic restaurant about 48.9m2, seating up to 40 guests
• Bistrot/function room about 28.3m2, seating up to 25 guests
• Terrace for summer dining seating up to 50 guests
• Professional kitchen with a back kitchen, a cold room and a wine...