

Building in St Justin, Old Hotel-Restaurant



INFORMATION

Town:	Saint-Justin
Department:	Landes
Bed:	10
Bath:	10
Floor:	579 m2
Plot Size:	250 m2

IN BRIEF

Old Hotel-Restaurant to renovate into gîte, lodgings etc. plus possible business opportunity



ENERGY - DPE

DPE blank.

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

Hotel with 8 bedrooms upstairs

Parquet flooring in all rooms

- Ch 1 : Bathroom with bath, WC, sink
- Ch 2 : Bathroom with shower, WC, sink
- Staff room, emergency exit
- Ch 3 : Bathroom with shower, WC, sink
- Ch 4 : Suite with bath, Bastide view
- Ch 5 : Family room, built-in cupboard

Other features

- Linen storage
- Large room to be fitted out, 2 hot water tanks
- Work to be carried out on roof to restore tiles, especially above the bistro
- Mains drainage. Gas heating
- Bastide dates from 1200

Ground floor

Fridge storeroom

Under-stair wine cellar

- Large bistro room with parquet floor
- Tiled kitchen to be fitted out, cleaned
- Fine-dining area, rustic tiled floor, stone walls

-Staff accomodation with tiled floor, stone walls and exposed beams, comprising living/dining room, bedroom with parquet floor, large built-in cupboard,

NOTES