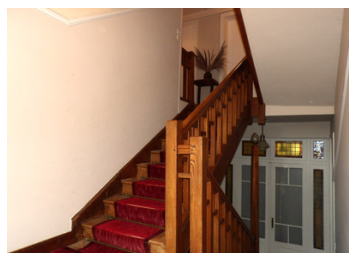


Former Belle Époque Hotel Converted into a Spacious Home with B&B Potential in a Normandy Spa Town



INFORMATION

Town:	Bagnoles de l'Orne
Department:	Normandie
Bed:	21
Bath:	15
Floor:	850 m2
Plot Size:	4561 m2



IN BRIEF

This wonderful old hotel reminiscent of bygone days, offers plenty of potential for those seeking a business opportunity; if you are looking for something with income potential air B&B or perhaps just an amazing family home!

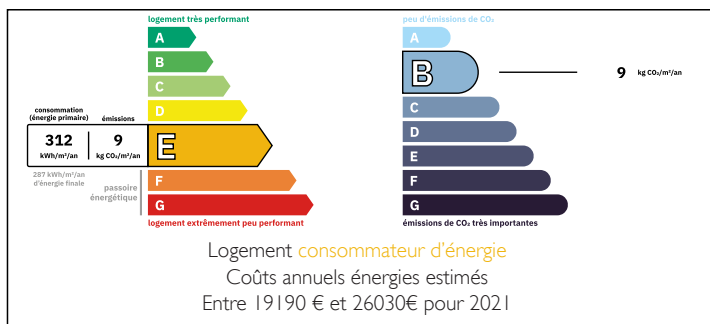
The possibilities are endless, with ample space for owners' accommodation, apartments, function rooms, business and co-worker space.

With a number of guest bedrooms, refurbished apartments, rooms and spaces to be renovated/work to finish, there is plenty of scope for development.

The property can be used to host events!

Set in almost an acre of well maintained garden.

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

The property is set in a quiet residential area, in an elevated position with lovely views, and comprises:

GROUND FLOOR

Entrance, hallway and feature staircase in wood.

Three living rooms in a row, the largest one can be used as an event or business team meeting room (with its overhead projector and a giant screen projection) with direct access to the 50m2 conservatory.

One large room with bathroom, an office and living room, fitted Kitchen, toilets and laundry room.

FIRST FLOOR

The first apartment air B&B, 70m2:

2 rooms, 2 bathroom/2 toilets, furnished kitchen and terrasse

The second apartment air B&B, 100m2:

living room, 3 rooms, furnished kitchen, bathroom, shower room, toilets

Other rooms and bathrooms to be renovated/main works done.

SECOND FLOOR

Apartment air B&B, 70m2 with balcony

2 rooms, 2 bathrooms, 2 toilets, fitted kitchen

One bedroom apartment air B&B, with bathroom and fitted kitchen

Other rooms and bathrooms to be renovated/main works done.

Cellar housing the double pellet heating system (6,5 tones bag pellet capacity).

Well maintained garden and ample parking space for a number of vehicles.

NOTES

Information about risks to which this property is exposed is available on the G orisques website :