

## Turn-key hotel restaurant with French Licence IV for sale near Limoges by the River Vienne

EXCLUSIVE



## INFORMATION

Town:	Isle
Department:	Haute-Vienne
Bed:	11
Bath:	14
Floor:	508 m2
Plot Size:	1386 m2

## IN BRIEF

Rare turn-key opportunity near Limoges: sale of both the property and business of a well-established riverside hotel and restaurant, ideally located on the main road between Aix-sur-Vienne and Limoges. The property includes a main restaurant with bar, a second dining room with fireplace, and a separate dance/reception hall with independent entrance, ideal for events and weddings. Beautiful terrace and garden overlooking the River Vienne. Hotel with 11 guest rooms plus a private apartment with 2 bedrooms and living room. Recent investments include kitchen equipment, fire safety systems, alarms, and restaurant and terrace furniture. Additional features include a Licence IV for alcohol sales, garage, storage areas, dog kennel, and extra land with chicken coop. Fully equipped and ready to operate immediately. Contact Lana de Jong – Leggett Immobilier for further information or viewings.

## ENERGY - DPE

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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

Discover a rare opportunity on the outskirts of Limoges: the combined sale of both the property and the business of a hotel-restaurant enjoying a privileged riverside location on the banks of the River Vienne. Ideally situated on the main road between Aix-sur-Vienne and Limoges, close to the train station and local amenities, this well-established establishment has welcomed a loyal clientele of locals, travellers and groups for many years.

Its strategic location on a busy route also guarantees daily passing trade from tourists, motorcyclists and walkers following the nearby Santiago de Compostela pilgrimage routes.

\* Important: the sale concerns the entire property and business together. It is not possible to purchase the building or the business separately.

## NOTES

The property features a large and welcoming main restaurant room with bar, filled with natural light and offering direct access to the terrace with beautiful views over the garden and the River Vienne. A second, more intimate dining room with fireplace also benefits from direct outdoor access.

In addition, there is a dedicated dance and reception hall with its own independent entrance, ideal for private parties, weddings, celebrations and group events. This configuration offers excellent development potential for an events-based business activity.

The professional kitchen and dedicated dishwashing area have been designed for smooth and practical day-to-day operation.

Significant investments have recently been made to improve both the business and working comfort, including upgrades to kitchen equipment, alarm systems, fire safety installations, as well as restaurant and terrace furniture.