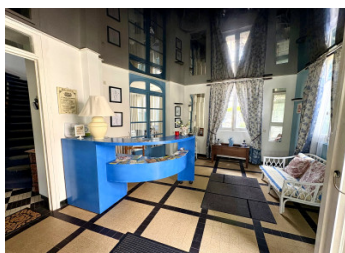
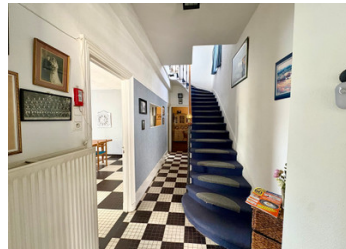
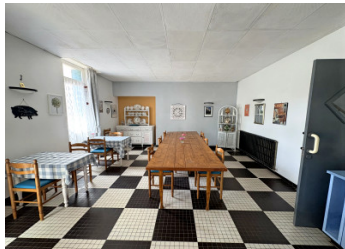


Former spa hotel in the heart of Châtel-Guyon – ideal for a family home or guest rooms



INFORMATION

Town:	Châtel-Guyon
Department:	Puy-de-Dôme
Bed:	9
Bath:	9
Floor:	382 m ²
Plot Size:	240 m ²



IN BRIEF

For sale in Châtel-Guyon: a former spa hotel dating back to 1929, ideally located in the heart of the town, offering great potential for a bed and breakfast business or a spacious family residence.

This character property offers approximately 382 m² of living space on a 240 m² plot, with parking, terraces, a covered terrace, and a charming, intimate flower-filled garden.

The property features approximately 9 sleeping areas, including two spaces with kitchenettes, with each bedroom benefiting from its own private shower room.

The property also includes:

an entrance hall

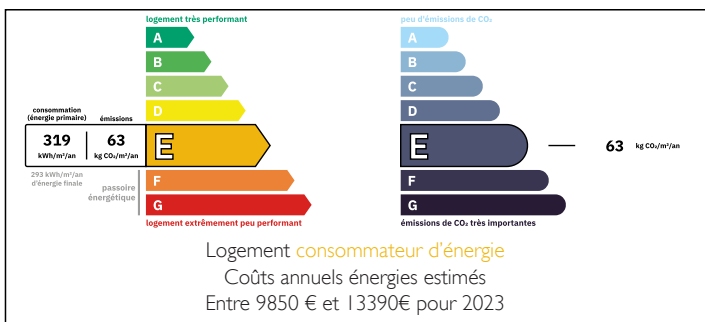
a reception lounge with dining area

an office

a kitchen with utility room

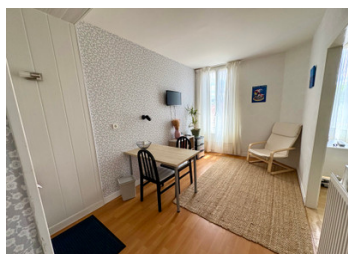
a cellar and a room currently used as a laundry

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

Located in the heart of Châtel-Guyon, a charming spa town with around 6,000 inhabitants, this former spa hotel dating back to 1929 offers a unique setting and great potential for a bed and breakfast business or a spacious family residence.

Offering approximately 382 m² of living space on a 240 m² plot, this character property retains the charm of the past and benefits from a very pleasant outdoor area including:

- A parking area
- Several terrace spaces
- A charming covered terrace
- A private, flower-filled garden

The property offers approximately 9 sleeping areas, including two bedroom spaces with kitchenettes, which could provide independent accommodation or be arranged differently depending on the project. Each bedroom has its own private shower room, a real advantage for a tourism-related activity.

A bed and breakfast or tourist accommodation project offers interesting potential thanks to the existing demand in the area, particularly linked to the spa activity of Châtel-Guyon.

The property also includes several living spaces:

- A welcoming entrance hall
- A reception lounge with adjoining dining room
- An office
- a kitchen with utility room
- A room located above the utility room
- A cellar
- A room currently used as a laundry room

The house is connected to mains drainage and benefits from a recent gas boiler installed in 2015. Renovation work is nevertheless required, particularly regarding the windows and some interior updating, with the property rated E on the energy

NOTES