LEGGETT IMMOBILIER INTERNATIONAL

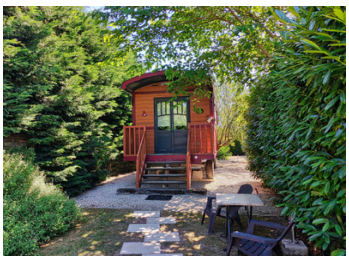
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Ref: A45846BDE41 Price: 694 348 EUR

agency fees to be paid by the seller

A hotel and restaurant in the heart of the Loire Valley, with 13 rooms, situated between Beauval and Chambord.







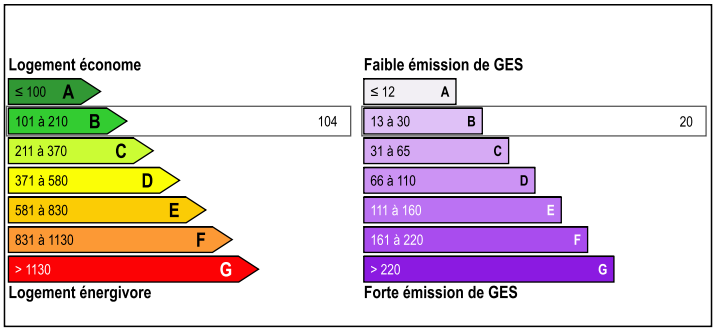








ENERGY - DPE



INFORMATION

Town:	Blois
Department:	Loir-et-Cher
Bed:	13
Bath:	13
Floor:	780 m2
Plot Size:	6224 m2

IN BRIEF

LEGGETT IMMOBILIER BRUNO DEBAIN presents:
A charming hotel and restaurant with guest rooms and a gypsy caravan in Sologne
Between the Loire Valley châteaux of Chambord and Cheverny and Beauval Zoo
In the heart of Sologne, in a peaceful, leafy setting, this hotel and restaurant in the Centre-Val de Loire region invites you to enjoy an authentic break – ideal for a nature getaway, a romantic stay or a family holiday.
This charming inn offers 12 comfortable and bright rooms, tastefully decorated in a contemporary yet cosy style.
Near Beauval & the Loire Valley castles – An elegant, characterful house
In the heart of unspoilt Sologne, just a few minutes from Cheverny and 20 minutes from Chambord and Beauval Zoo,
Set in an exceptional natural setting, amongst ponds, forests and traditional countryside, this charming

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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LOCAL TAXES

Taxe foncière:	**4618 EUR**

NOTES

DESCRIPTION

Charming 3 star Hotel and Restaurant in Sologne – Prime Location – Freehold
In the heart of Sologne, in one of the most sought-after tourist areas of the Centre-Val de Loire region, discover this elegant 3-star Logis-affiliated hotel and restaurant, offering a rare opportunity combining a profitable business, a privileged living environment and strong potential for development.
A property full of character, ready for immediate operation

13 classified, comfortable and immaculately maintained rooms
A well-regarded restaurant with a warm and authentic atmosphere
The property is in excellent condition and complies with current standards
Well-organised operation with an established team
The atmosphere combines the charm of the Sologne region with a warm, welcoming feel, featuring bright, open spaces overlooking lush green surroundings.
An exceptional strategic location

In the immediate vicinity of Beauval ZooParc
Direct access to the châteaux of Chambord and Cheverny
At the heart of the Sologne tourist region (nature, hunting, heritage)

An area with high visitor numbers all year round, guaranteeing constant visibility and appeal.
A healthy and successful business

Turnover in excess of €700,000 (excl. VAT)
Business in continuous growth
Diverse clientele: tourists, business travellers and a loyal local customer base
No direct competition in the area

Remarkable potential for development
The site and its layout offer numerous opportunities for enhancement: