LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47104BDE41 Price: 1 275 000 EUR

agency fees to be paid by the seller

In Sologne, near Chambord and Cheverny: 15-room hotel and restaurant, business for sale with strong turnover.















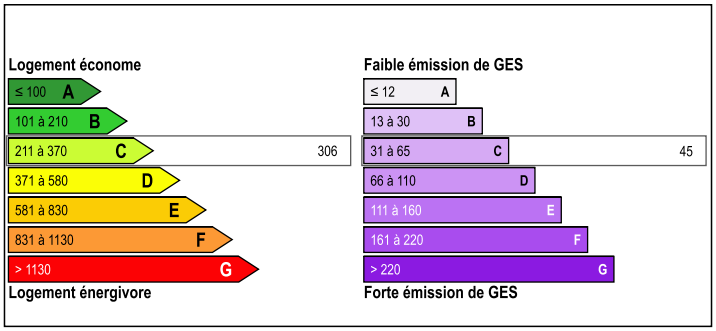
INFORMATION

Town:	Blois
Department:	Loir-et-Cher
Bed:	16
Bath:	16
Floor:	850 m2
Plot Size:	742 m2

IN BRIEF

LEGGETT Immobilier Centre-Val de Loire Chambord & Bruno Debain presents
A charming SOLOGNOT HOTEL & RESTAURANT in the heart of a lovely, quiet village.
Great potential & steadily increasing turnover
15 air-conditioned rooms; 5,475 room-nights per year.
Highly distinctive and authentic – you'll be charmed by this establishment, where the owners have earned their retirement
Key features: Staff accommodation with an adjoining studio. Close to Lamotte-Beuvron, a tourist region near the Forest of Orléans, Chambord and Cheverny, and the A71 motorway. Just 1½ hours from Paris.
Activities in Sologne: horse riding, hunting, the Game Fair, clay pigeon shooting, and walks in the woods and around the lakes.
Ask for our 360° view at Leggett Estate Agents, Centre-Val de Loire.

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.

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LOCAL TAXES

Taxe foncière:	**3075 EUR**

NOTES

DESCRIPTION

Inn — Charming Hotel and Restaurant in the Heart of Sologne

A property full of character in the heart of a sought-after tourist destination

In the heart of Sologne, discover the delightful Auberge Coeur du Village, a hotel and gourmet restaurant boasting an excellent reputation, a loyal clientele and a strategic location in the heart of a particularly sought-after region.

Just 1½ hours from Paris and close to the major tourist attractions of the Loire Valley, this property represents a rare opportunity for a professional looking to take over a charming establishment in a dynamic tourist environment.

A self-contained studio for staff, measuring approximately 25m²

A diverse and loyal clientele

The establishment attracts a mix of French and international tourists, business travellers, groups and local guests, providing multiple sources of footfall and enabling the development of both the accommodation and catering businesses.

Its affiliation with Logis de France is also an asset in terms of visibility, reputation and appeal to guests seeking an authentic, high-quality establishment.

A prime location in Sologne

Set in the heart of a region renowned for its unspoilt landscapes, castles and heritage, the inn benefits from a particularly attractive tourist setting.

Its location makes it easy to explore the main attractions of the Loire Valley, whilst enjoying the charm and authenticity of Sologne.

An opportunity for a professional

This property offers the chance to take over a well-established, functional and immediately operational hotel-restaurant, with development potential suited to a hospitality professional or a couple wishing to invest in a business with character.

The sale of both the premises and the business enables the future buyer to take full control of both their operational assets and their property portfolio.

A rare opportunity in Sologne to take over a...