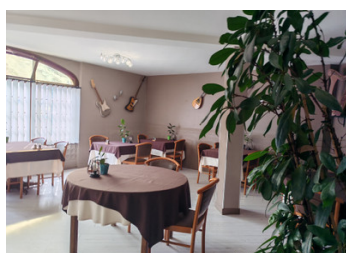
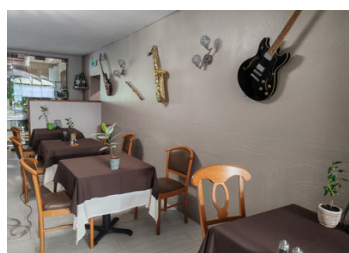


500 metres from Cheverny Castle: business for sale – 20-room hotel and restaurant. 360 videos available on re



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Blois
Department:	Loir-et-Cher
Bed:	20
Bath:	20
Floor:	1400 m2
Plot Size:	1600 m2

IN BRIEF

Bruno Debain, estate agent at LEGGETT Immobilier, Centre-Val de Loire

A rare opportunity — a charming hotel and restaurant in the heart of the Loire Valley

Ideally situated in Cour-Cheverny, a stone's throw from the Château de Cheverny and on the route to the Loire Valley châteaux, Chambord and Beauval Zoo, as well as the 'Loire à Vélo' cycle route, this 1,400 m² establishment offers a turnkey opportunity for a professional or a couple looking to run the business.

Highly reputable, with turnover in excess of €920,000, 20 well-maintained rooms, a restaurant with a terrace and private car park. The establishment has an existing team, an unused Licence IV and spacious staff accommodation (3 private double bedrooms). A high-performing business with immediate potential for growth.

Translated with DeepL.com (free version)

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.



NOTES

DESCRIPTION

LEGGETT IMMOBILIER CHAMBORD & CHEVERNY

— Hotel and restaurant business with 20 rooms —
Heart of the Loire Valley (Cour-Cheverny)

The number one location in the heart of the Loire Valley

Ideally situated in Cour-Cheverny, in the immediate vicinity of the prestigious Château de Cheverny and on the edge of the Sologne region, this beautiful establishment enjoys excellent visibility and a steady flow of tourists (both French and international).

Property features

Usable floor area: ~1,400 m², offering spacious rooms and significant potential for development.

Accommodation: 20 charming rooms, perfectly maintained.

Catering: Cosy dining room + outdoor terrace (~40 covers).

Licence IV: In place and ready for operation (opportunity for a bar/soft drinks outlet).

Parking: Private car park reserved for guests.

Staff accommodation: Separate management quarters comprising 3 double bedrooms with en-suite shower rooms and toilets.

Financial Data & Terms

Turnover: €924,816 (steadily increasing)

Occupancy rate: ~60%

Monthly rent: €4,900 incl. VAT per month (very attractive rent-to-turnover ratio)

Team: Trained and independent existing staff

Key advantages of the business

Strategic location on a major tourist route that is