LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48095SHH24 Price: 679 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (640 567 EUR without fees)

Exceptional Former Hostelry. Restaurant, Accommodation & Events Potential. Complete professional kitchen.

EXCLUSIVE







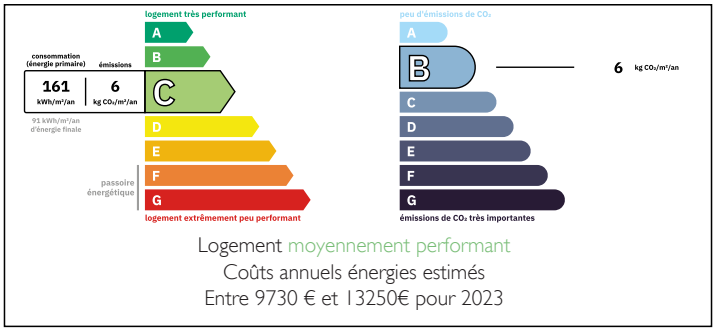








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 9730 € et 13250€ pour 2023

INFORMATION

Town:	Saint-Martial-Viveyrol
Department:	Dordogne
Bed:	10
Bath:	8
Floor:	1000 m2
Plot Size:	13741 m2

IN BRIEF

Please contact me for more information on this amazing opportunity.

Set in approximately 1.3 hectares of private grounds in the Périgord Vert, between Verteillac and Cherval, this substantial former hotel offers an exceptional opportunity for anyone looking to create a hospitality, tourism or events business in the Dordogne.

The property has approximately 1,000 m² of accommodation and commercial space, with a combination of guest rooms, apartments, houses, restaurant facilities and extensive outdoor space. Originally constructed in the 1950s and substantially extended and rebuilt in the 1990s, the buildings combine the character of traditional Périgord architecture with more modern construction. Original features include stone walls, fireplaces, exposed beams, vaulted ceilings and impressive ceiling heights of up to 4.5 metres.

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.

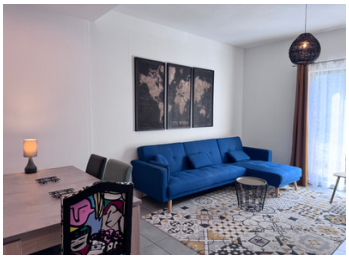
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

Ref: A48095SHH24 Price: 679 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (640 567 EUR without fees)







NOTES

DESCRIPTION

Potential uses could include a boutique hotel or maison d'hôtes, gîtes, serviced accommodation, wedding or events venue, retreat or wellness centre, restaurant with rooms, or a multi-generational residence. The scale and layout could also lend themselves to specialist accommodation such as a senior living or care project, subject to the necessary permissions.

With C-rated energy performance, mains water, a private 100m well and excellent infrastructure, this is a rare opportunity in a beautiful and accessible corner of the Périgord Vert.

The property is not a finished business, but it is considerably further advanced than a typical renovation project. Several areas are already renovated or usable, while other parts require finishing or refurbishment. This gives a new owner the possibility of opening and generating income relatively quickly, while completing the remaining works over time.

CURRENT ACCOMMODATION

A two-bedroom house and a one-bedroom apartment have been fully renovated and are ready to occupy or let.

A further two-bedroom apartment is close to completion and requires only finishing touches.

The former hotel rooms are structurally sound and usable, although they would benefit from updating and freshening before being put back into operation.

There is also a one-bedroom house and a studio apartment requiring renovation, providing further potential accommodation.

When fully developed, the property could provide approximately 10 to 11 letting units in addition to an owner's accommodation.