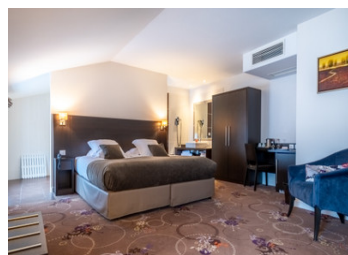


RARE - A unique opportunity to purchase this very successful 3* Boutique Hotel-Restaurant



INFORMATION

Town:	Belleville-en-Beaujolais
Department:	Rhône
Bed:	11
Bath:	11
Floor:	972 m2
Plot Size:	1107 m2

IN BRIEF

Fantastic opportunity for the new owners to take over a successful business in a prime location with potential for further growth and expansion.

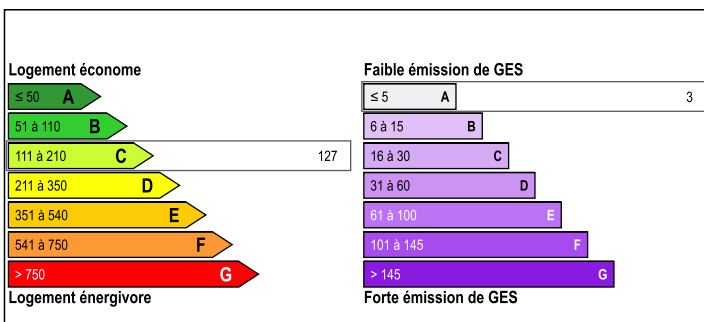
This magnificent 3* Boutique Hotel and Gourmet Restaurant is set in the heart of the Beaujolais region. A fantastic business opportunity for an investor or individuals from the hotel industry to develop an already very attractive business. Recently renovated and maintained to a high standard, the two stone buildings offer character and refinement to the property.

Awarded the European Hotel Award for the Art of hospitality for France in 2024.

Possibility to purchase the goodwill separately.

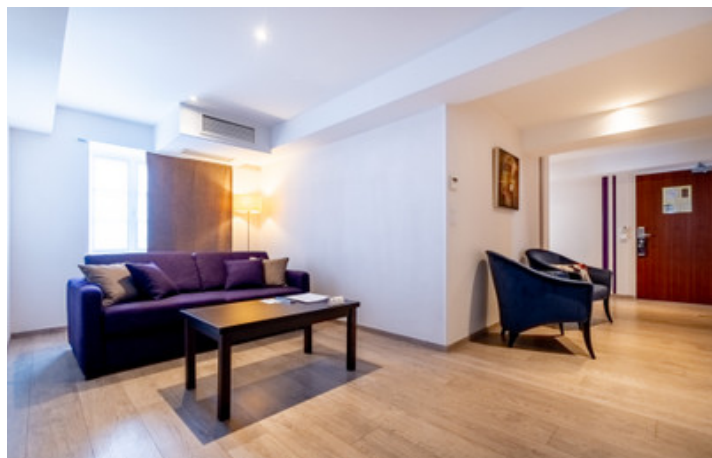
The selling price has been reduced due to a change in the owners' personal circumstances.

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

Fantastic opportunity for the new owners to take over a successful business in a prime location with potential for further growth and expansion.

Awarded the European Hotel Award for the Art of hospitality for France in 2024, this magnificent *** Boutique Hotel and Gourmet Restaurant is set in the heart of the Beaujolais region. A fantastic business opportunity for an investor or individuals from the hotel industry to develop an already very attractive business. Recently renovated and maintained to a high standard, the two stone buildings offer character and refinement to the property.

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LOCAL TAXES

Taxe habitation: EUR

NOTES

Description

Hotel

- Reception area 11.45m²
- Seating area 11.45m²
- 11 bedrooms all with en-suite bathrooms: 3 Standard, 4 Superior, 3 Executive, 1 Superior Suite plus a 1 recently furnished wheelchair accessible room.
- Each room has every comfort and is tastefully decorated

Outside

- Veranda 13.25m²
- Terrace 135m², with magnificent views of the surrounding vineyards
- Heated outdoor swimming pool 29m²
- WCs male and female

Restauration

- Gastronomic restaurant about 48.9m², seating up to 40 guests
- Bistrot/function room about 28.3m², seating up to 25 guests
- Terrace for summer dining seating up to 50 guests
- Professional kitchen with a back kitchen, a cold room and a wine cellar