

Hotel and Restaurant business in beautiful building with large terrace located on the river Vienne.



## INFORMATION

Town:	Isle
Department:	Haute-Vienne
Bed:	11
Bath:	11
Floor:	550 m2
Plot Size:	1386 m2



## IN BRIEF

UNDER OFFER - An offer has been accepted on this property. Viewings are currently on hold.

The restaurant features a friendly bar and two dining rooms, one with a beautiful fireplace. Large windows offer splendid views of the garden and the river. From the restaurant, access is available to the toilets, kitchen, hotel reception, and an event room.

The business, consisting of an operating hotel and the restaurant, is for sale independently of the building, offering a unique opportunity to start your own business without making a significant initial investment in real estate. An apartment for staff is included.

The terrace and garden provide a tranquil, green setting with views of the Vienne River, attracting a loyal clientele for years.

## ENERGY - DPE

DPE not required.

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

UNDER OFFER - An offer has been accepted on this property. Viewings are currently on hold.

The restaurant features a friendly bar and two dining rooms with tables, one of which is adorned with a magnificent fireplace. Large windows bring in abundant natural light and offer splendid views of the garden and the river. From the restaurant, there is access to the toilets, kitchen, hotel reception, and a second room that provides ample space for parties, weddings, or other group activities. Both this room and the reception have separate entrances.

The business, including the hotel and restaurant, is for sale as an independent entity, without the building. This provides an excellent opportunity to start your own business without the immediate financial burden of purchasing a building. The purchase of the building can still be considered in the future. The building includes a modest staff apartment, offering the opportunity to live on-site and manage your business. A unique opportunity to create your own enterprise.

The terrace and garden offer a tranquil and secluded environment, ideal for guests seeking relaxation. There is plenty of greenery, and the terrace provides a beautiful view of the Vienne River. This unique location, centrally located and easily accessible to travelers, hikers, and local residents, has attracted a loyal clientele for years.

From the reception, there is access to the staircase leading to the first and second floors of the hotel. There are 11 rooms in total, 7 on the 1st floor, where is also...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES