

For sale :Hotel-restaurant in the center of Sées (Orne, Normandy)



INFORMATION

Town:	Sées
Department:	Orne
Bed:	8
Bath:	8
Floor:	800 m2
Plot Size:	406 m2

IN BRIEF

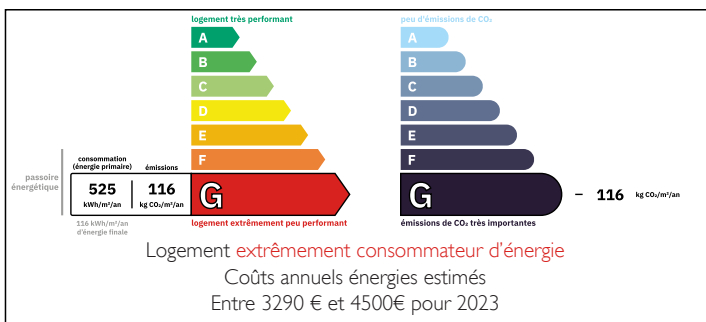
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Attractive, well-maintained property with good reputation

Good business rare in the area

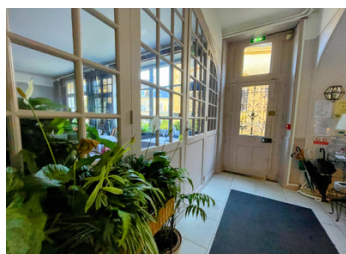
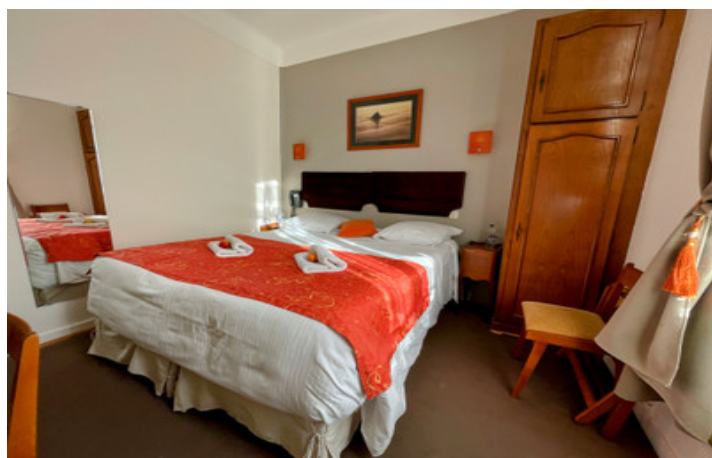


ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

For sale, in the town center of Sées, Orne, Normandy, Hotel Restaurant "Le Dauphin" (the business and the walls, possible separately).

The establishment is very well located in Sées, on the market square, opposite the media library and close to all shops and parking lots. The facade of this former coaching inn is typical of the Normandy bocage, with half-timbering and a tiled turret.

The living area is 800m², and the building is on 2 floors.

Ground floor: a luminous entrance, with an 18m² lounge on the left, 2 40m² dining rooms on the right, for 40 guests, 1 checkroom, 2 toilets (men/women). On the ground floor, there's an office and pantry, 1 kitchen area for dishwashing, 1 boiler room, 1 18m² cellar, 1 back kitchen (pastry), 1 courtyard, 1 garage.

1st floor: 6 bedrooms with en suite bathrooms and wc (11, 13, 16, 16, 30, 30m²), with TV, fiber, 1 secretary, and 2 with sitting area) + storage space and 23m² attic. 2nd floor: 1 bedroom (with bathroom and toilet, and lounge area, 30m² in total), and the rest of the floor is private, with 1 lounge, 1 bedroom with bathroom, 1 toilet, 1 room (possible bedroom).

Outside in summer, possible 40m² terrace (lease, 300€).

Two garages are reserved for customers.

the building is heated by town gas + electric point radiators.

The property is connected to the fiber. Two people are employed in the establishment (1 year-round, and 1 from June to September)...