

Hotel/restaurant/gîte/house complex 490sq.m 1h30 from Paris near Gien & Aubigny Ask for our 360



INFORMATION

Town:	Orléans
Department:	Loiret
Bed:	8
Bath:	8
Floor:	490 m2
Plot Size:	490 m2



IN BRIEF

LEGGETT immobilier centre val de Loire proposes A 1h 30 de Paris

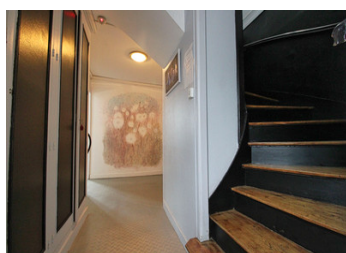
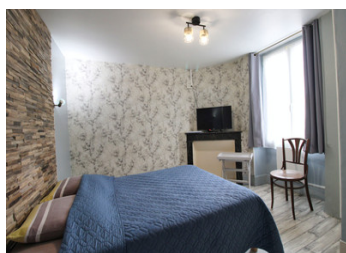
If you are looking for a business or a house, you are a professional or a private individual.

Ask for our 360° for a successful visit to Bruno Debain agent centre val de Loire

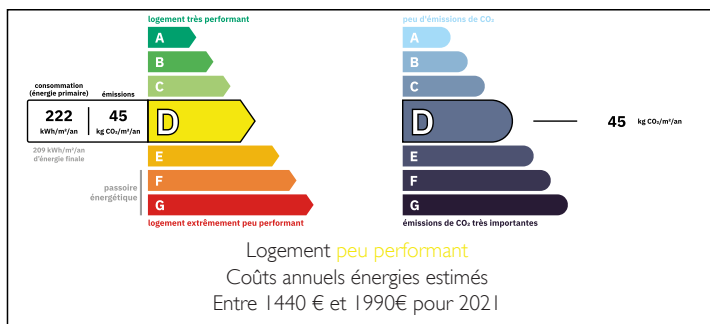
Between Sologne and Berry near Gien 10 mn 45500 & Aubigny/Nère 10mn 18700

In the heart of a charming rural village with grocery, bakery, school, etc..

The property consists of a hotel, restaurant, bar, gîte and a 110m² house.

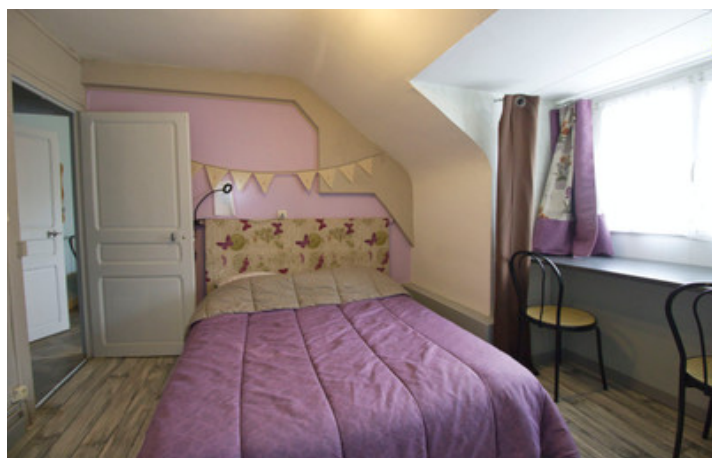


ENERGY - DPE



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

Business and property offering 490m2 of living space with strong rental potential, 1.5 hours from Paris, 10 minutes from Gien, at the gateway to the Sologne, in a quiet country setting, in a commune with a grocery shop, bakery and schools.

Retro-contemporary style property with 18 rooms including 11 bedrooms, 12 shower rooms/bathrooms in excellent condition (walls and business assets) with 490 m2 of living space (total potential of 770 m2). 990 m2 of land with a large terrace. separate entrances to the bedrooms,

the studio and the 110 m2 gîte. parking nearby. * High rental potential with guest rooms, restaurant, brasserie, etc.

The 110 m2 gîte and the studio * numerous possibilities offered: rental investment, restaurant, brasserie, guest rooms, gîte. possibility of buying the premises and/or the business. furniture and crockery (wide choice) included in the sale if necessary for the business.

- bar room with licence iv / brasserie (60 covers) of 66 m2

- 36 m2 restaurant room (30 covers) with fireplace - 26 m2 lounge (20 covers) - 30 m2 kitchen and back kitchen

- guest rooms (6) with 5 bedrooms, one of which is a double with en suite shower room and wc

- independent gîte in excellent condition, 110 m2, with lounge, dining room, kitchen, bathroom with wc, utility room/cellar with wc

-A l'étage : une grande chambre, une chambre, salle de douche avec wc, coin bureau - studio de 42 m2 avec une chambre, douche à l'italienne et wc, un bureau - garage de 90...

LOCAL TAXES

Taxe foncière: 2390 EUR

Taxe habitation: EUR

NOTES