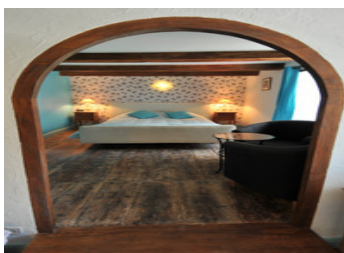


Restaurant, bar and hotel



INFORMATION

Town:	Saint-Donat
Department:	Puy-de-Dôme
Bed:	7
Bath:	5
Floor:	500 m ²
Plot Size:	990 m ²

IN BRIEF

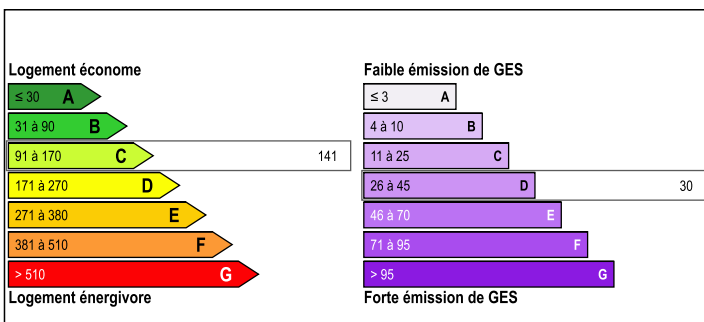
Saint Donat, restaurant, bar and hotel set in the beautiful countryside in of Auvergne, within regional park of Volcanos. Close to the ski stations of Super Besse and Chastreix ideal for skiing, hiking, cycling and motorbike tours.

Popular with locals and tourists, a great stop for a meal or drink en-route to the larger towns of La Bourboule or Besse.

With five bedrooms and room to expand another five bedrooms on the upper floor, also the owners onsite apartment.

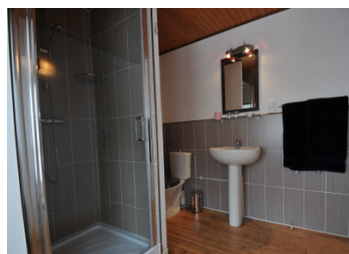
- Entrance Reception/office, tourist information desk
- Restaurant with large fireplace and seating area, various cupboards 55 m².
- Terrace at the front
- Garden and vegetable garden at the rear
- Bar 33 m². Also used as a restaurant and breakfast room in the low season.

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

Saint Donat, restaurant, bar and hotel set in the beautiful countryside in of Auvergne, within regional park of Volcanos. Close to the ski stations of Super Besse and Chastreix ideal for skiing, hiking, cycling and motorbike tours.

Popular with locals and tourists, a great stop for a meal or drink en-route to the larger towns of La Bourboule or Besse.

With five bedrooms and room to expand another five bedrooms on the upper floor, also the owners onsite apartment.

In front of the property is a terrace (renovated in 2023) measuring 80m² of private land + 80m² of municipal land that is also used as a terrace. Behind the property is a garden with a gravel terrace, lawn and vegetable garden. There is also a tiled canopy for storage and possibly a car. View of the church at the front, meadows at the rear and the Massif de Cantal in the distance.

Ground floor

- Entrance Reception/office, tourist information desk
- Restaurant with large fireplace and seating area, various cupboards 55 m².
- Terrace at the front
- Garden and vegetable garden at the rear
- Bar 33 m². Also used as a restaurant and breakfast room in the low season.
- Toilet area (1x men's, 1x ladies/disabled toilet to standard)
- Tool room, laundry room/storage room, cellar
- Utility room/storage room 14 m²
- Professional kitchen 15 m²
- Storage room 11 m²
- Large tiled canopy with space for garden equipment and car
- Boiler and storage room
- Rear courtyard with parking space and wood storage room

LOCAL TAXES

Taxe habitation: EUR

NOTES

Information...