

Economy B and B Business, & Gîte & Owners apartment, with huge potential within a lovely, historic village.



## INFORMATION

Town:	Le Châtelet
Department:	Cher
Bed:	7
Bath:	5
Floor:	293 m <sup>2</sup>
Plot Size:	1207 m <sup>2</sup>



## IN BRIEF

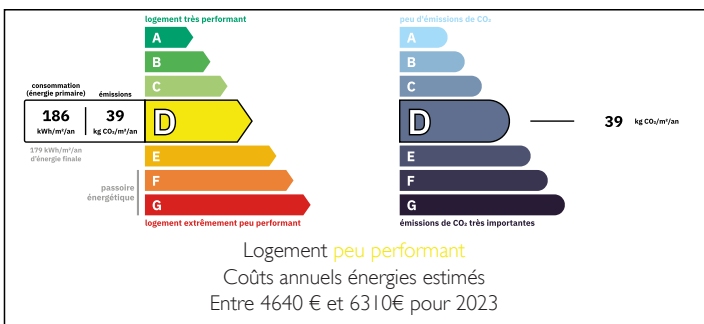
Located in the pretty, vibrant, rural village of Le Châtelet, dominated by its Chateau above the town, and its large public park, donated in the past by one of its locals.

There is a supermarket, bar, shops and a junior school, and medical centre, and a recent regeneration of the centre.

The property sits on the French Meridian, right in the centre of France, which links Paris to the South and is a great stop for travellers and visitors to the area.

The larger town of Saint Amand Montrond is 25kms (25 mins) away, but there are larger villages and small towns within proximity.

## 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

This ready to take over B&B business has had quite a lot of improvements over the past year. Two new, large & economic heat pumps now offer comfort throughout the property, along with a new Pellet Burner in the Owners apartment.

Double-glazed throughout, the roof has been reviewed and the majority of the rooms have been painted and modernised. A new, economic water heater ensures constant hot water for clients.

On entering the property, you are greeted by a large dining area, with a self-service breakfast facility to one end.

The kitchen is of a good size and has a separate preparation area. The property once also served as a restaurant.

The 4 guest bedrooms are on the 1st floor of one side of the property, each has a double bed and en-suite facility.

Upstairs to the other side of the property are two further bedrooms, ready to be modernised or converted into a master bedroom with ensuite.

To the rear, the owners lodgement, with an open-plan dining/lounge area, and double bedroom to the rear.

There are two large cellars underneath the majority of the property, but also a laundry area and a self-contained gîte with kitchen, shower room with WC and bedroom area.

Outside and to the rear, a good-sized garden, with vehicle access to the outbuilding/garage.

In ready-to-move-into condition, and scope to increase the rentable rooms, and revenue potential, this up and running B&B business, is ready for the next dynamic, commercially minded owners to open its true potential.

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## LOCAL TAXES

Taxe habitation: EUR

## NOTES