

Commerce Châteauroux 575 m²



PRIX DE VENTE : 640 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

DESCRIPTION

A fantastic opportunity to acquire a turn-key hotel and gourmet restaurant business in the heart of a charming village of BUZANÇAIS, only 20 min away from Châteauroux.

Nestled on almost 3 acres of beautifully landscaped lush grounds and bordering the majestic Indre river, this 3 star hotel and restaurant has already earned an excellent reputation amongst international and local clients.

The manor features a beautiful lobby / check-in area, a gorgeous restaurant dining room with fireplace, a bar and a veranda area where diners enjoy their gastronomic experience surrounded by the peaceful garden views, 8 en-suite bedrooms, 4 professional kitchen areas to inspire any chef, a cozy den, and a charming owners' apartment.

A secondary dwelling has been remodeled to host an additional 4 guest bedrooms, each with their en-suite bathrooms.

In all, the property offers 12 hotel suites, with the possibility to remodel 5 additional bedrooms. The restaurant can welcome up to 44 guests in the dining area, as well as an additional 26 guests on the beautiful, sunny terrace.

Located just at the foot of the regional natural Park of La Brenne, in a highly touristic area prized by local and international travelers alike.

If you're simply looking for a charming countryside home to enjoy a quiet family life, the property can very easily be converted back into a private residence.

For more information, photos, or to schedule a showing, please don't hesitate to contact me 7 days a week.

LIST PRICE: 640,000 Euros

Energy Class: D

CARACTÉRISTIQUES

Type de bien :	Commerce	Surface :	575.0 m ²	Taxe foncière :	€1.00
NB de pièces :	22 rooms	NB de chambres :	17 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

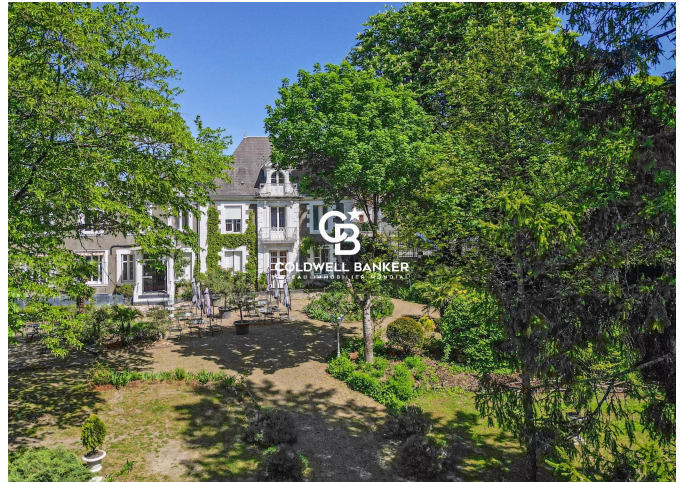
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 270

Indice d'émission de gaz à effet de serre (GES) : E 53



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