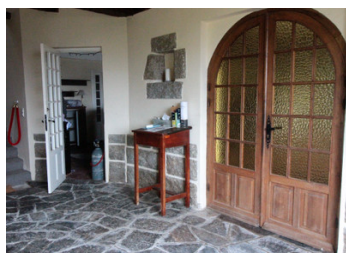
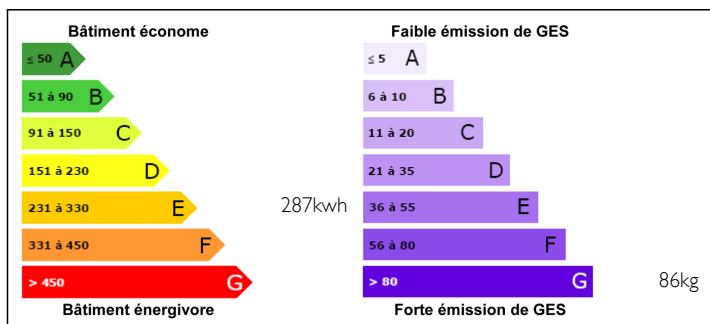


*Offer accepted * hôtel/restaurant to renovate. Opportunity in popular town for residential/commercial project

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Huelgoat
Department:	Finistère
Bed:	10
Bath:	10
Floor:	388 m2
Plot Size:	1614 m2

IN BRIEF

A former 9-bedroom hotel and restaurant requiring complete renovation. Can be used for residential or commercial purposes. Overlooking the beautiful town of Huelgoat, the property comprises 9 letting rooms, an upstairs staff rest area, a dining room/meeting room in excess of 130m2, a large professional kitchen, reception lobby and bar area. Currently 9 bedrooms, there is a possibility of turning the upstairs staff kitchen area into a 10th bedroom or separating the accommodation into a four room apartment with a further 5 bedrooms as hotel accommodation. There is also a small ground floor apartment consisting of a kitchen/diner, bedroom and bathroom, which would be ideal for staff accommodation or further accommodation for guests. The property occupies a prime location, being set back from a main through-road into the town whilst being just a few minutes' walk from the main square. Huelgoat is a busy all-year-round lakeside, tourist destination offering unrivaled

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 foncière: **744 EUR**

NOTES

DESCRIPTION

Property details (all measurements are approximate):

Ground floor:

Main kitchen – 23.36m².

Washing-up area – 13.08m².

Preparation area – 25.72m².

Service area – 7.69m².

Main restaurant area (including bar) – 133.85m².

Reception area – 26.81m².

WC.

Boiler room – 10.31m².

1st floor (all attached bathrooms consist of a shower or bath, handbasin and bidet):

Bedroom 1 – 12.48m² with attached bathroom.

2 WCs

2 storerooms.

Bedroom 2 – 10.90m² with attached shower room.

Bedroom 3 – 11.40m² with attached bathroom.

Bedroom 4 – 10.75m² with attached shower room.

Bedroom 5 – 11.35m² with attached shower room.

Bedroom 6 – 11.28m² with attached shower room.

Bedroom 7 – 11.05m² with attached shower room.

(Bedroom 6 and 7 and their shower rooms currently form a small suite, as one of the bedrooms is used as a sitting room. It would be easy to restore the suite to 2 separate bedrooms again if needed.)

Bedroom 8 – 11.03m² with attached shower room.

Bedroom 9 – 10.19m² with attached shower room.

Kitchen area – 15.37m².

WC.

Attached, ground floor apartment:

Kitchen/dining area – 6.59m².

Bedroom – 8.23m².

Bathroom – 3.43m².

Distances (all are approximate):

Centre of Huelgoat- 0.5kms

Lake of Huelgoat - less than 1km.

Forest of Huelgoat – 1.3kms.