

Fantastic opportunity to buy a bar/restaurant with five-room hotel, separate motel with 4 beds and 2 flats.



INFORMATION

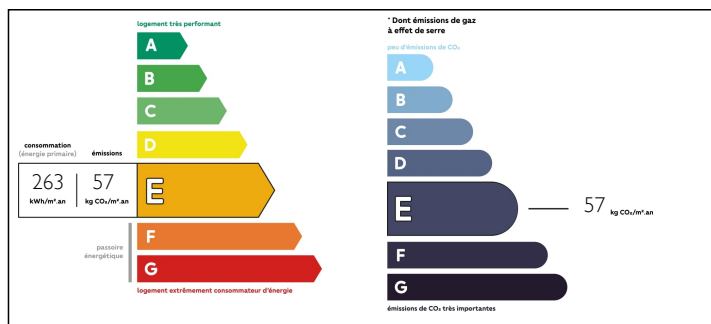
Town:	Fussy
Department:	Cher
Bed:	14
Bath:	8
Floor:	327 m2
Plot Size:	0 m2

IN BRIEF

This impressive property and business is in the busy town of Fussy which is nestled in the centre of France. Only 7km to Bourges, you are guaranteed a whole host of historical wonders with ample amenities and attractions.

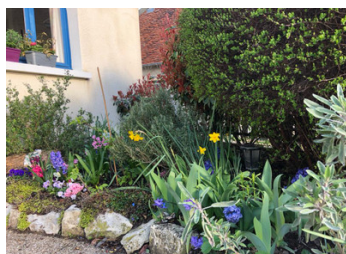


ENERGY - DPE



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

Owned by one of Australia's award winning Chefs the restaurant has hosted many special gourmet events.

The restaurant with its cosy open wood burning fire, comfortably seats 30 covers with a further 20 in the bar.

In the summer there is space for tables and chairs roadside where you can relax and while away the hours.

The back of the property also has its own terrace for more secluded moments.

The Bar and restaurant come with a Licence IV and are being sold with the the property, this will ensure the continuity to work.

Up stairs in the main building there are 5/6 rooms for guest accommodation and the potential to convert a fabulous attic space.

At the rear of the property there are 4 large motel style rooms each with en suites, and two extremely well appointed Apartments.

On Wednesday mornings in the public car park opposite L'Echalier is a fabulous little market which offers, Organic Vegetables, Cheeses, Asiatic takeaways and a Meilleur Ouvrier de France (MOF) Butcher. There is pâtisserie a few doors away and the area supports a host of other amenities which are on the door step or only a short distance away.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2337 EUR

NOTES