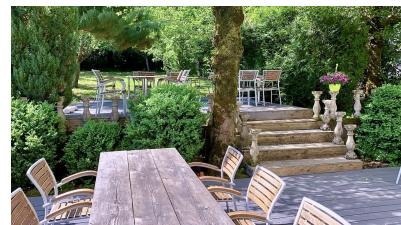


Ref: K 26407

Charming small hotel restaurant in the Auvergne

**649,000
EUR**



Investment type :	For sale	Price in Euros :	649,000 EUR	Country :	France
Property type :	Hotel	Price in US Dollars :	669,072 USD	Year built :	1910
Bedrooms :	21			Condition :	Turnkey
Restaurants :	1				
Hotel area :					

- | | | | |
|-------------|-------------------|---------------------|--------------------|
| ✓ Bar | ✓ Basement | ✓ Fireplace | ✓ Garden |
| ✓ Library | ✓ Exterior dining | ✓ Onsite parking | ✓ Private quarters |
| ✓ Reception | ✓ WiFi | ✓ Internet in rooms | |

January 2025 : Reduced from 799.000 euro to 649.000 if paid in full !!

Payment option possible over 2 years, but price will be 695.000 euro.

This charming Hotel Restaurant (building originating from 1910) is located in the heart of the Parc des Volcans d'Auvergne and at the crossroads of the GR4 and GR30. The area is offering lots of activities such as hiking, cycling, ski, visiting medieval towns, there is even a large lake for swimming or canoeing. The property is around 1260 m2 with a lovely garden & terrace, and 3 barns that can be used for extra living space. The hotel has currently 21 bedrooms and some rooms are used for private living space of the owners.

By entering the hotel you will find a lounge with a pellet stove and a TV, a small library, and a very nice bar offering a large selection, of beers - wines and liquors. An inviting restaurant is complementing the property. The restaurant has been renovated preserving its original state dating from the end of the 19th century, when it was used as a waiting room at the Relais de Poste. It is tastefully decorated in a classic style but without too many frills. The guests can enjoy the large terrace or enjoy the beautiful garden including a courtyard with 3 barns. The hotel is also offering a private parking.

The hotel rooms are all renovated, spacious and comfortable at the level of 2 to 3 stars. Far from the standardization of a chain hotel, a large part of the furniture has been found in flea markets and garage sales. No two rooms are alike, each with its own charm. Closer to a bed and breakfast than a traditional hotel, we offer a warm, family-oriented and personalized service.

There are three types of rooms in the hotel:

- The standard rooms all have their bathrooms with shower or bath / toilet and heated towel rail.
- The superior rooms are equipped with 4**** bedding, 27 cm high mattresses, comfortable bathrooms with hairdryer, towel dryer and shaver socket.
- Economy rooms have 2 showers and 2 toilets on the landing.

So in total there are 21 rooms and 13 private bathrooms (en suite) +2 shared bathrooms (third floor are our "economic" rooms, 2 showers and 2 toilets are shared by up to 8 rooms)

The bath linen in standard and superior rooms is of the same quality as that of the greatest palaces (600 gr), and the eco rooms offer towels of just as high quality (500 gr): You will want them at home! Free wifi internet access in all rooms.

Extra:

- In the basement you will find the heating system as well some stock space. On the ground floor you will find a professional kitchen.
- The 3 barns could be renovated maybe to extend for rooms or event space or private accommodation. You will need to apply for this.

