

Ref: G0132

## Charming BB with balneo installation in rural location close to Sancerre

**Enquire**



**Investment type :** For sale

**Property type :** B&B

**Bedrooms :** 5

**Hotel area :** 200

**Country :** France

**Condition :** Turnkey

Lovely BB / Gîte for sale in Centre-Val de Loire, in the heart of France (Jars, Cher). Near the vineyards of Sancerre and the forests of Sologne, near the A77 and A71, everything has been done here so that the clientele of our guest rooms find intimacy and relaxation just 2 hours away from Paris and 1 hour from Orléans. Located on the route of holidaymakers coming from Belgium, Germany or even Switzerland to the Atlantic coast.

An excellent geographical location with preserved countryside where calm and relaxation reign. Extremely rare spa area for total relaxation.

The 200m<sup>2</sup> property has 5 bedrooms on a fully enclosed plot of 2000m<sup>2</sup>, not overlooked, 5 minutes from the first shops including the baker.

There is a 160 m<sup>2</sup> covered spa area, which can be opened for sunny days, offering an 11x5m heated swimming pool, a spa, a sauna and a hammam, shower and toilets. All supplied with spring water.

### The rooms

The rooms are spread over 3 buildings, which allows you to maintain a personal living space. Two in the main house on the ground floor: an entrance, shower room, WC, living room, kitchen with a magnificent Lacanche piano and WC. Upstairs, a dressing room leading to two bedrooms and an office.

Then in a second house perpendicular to the first overlooking the main courtyard: on the ground floor a professional kitchen with Ambassade piano, stainless steel tables and sinks, dining room, pantry, laundry, garage, workshop.

Upstairs, two air-conditioned bedrooms each with a shower room, hallway and WC.

The fifth guest room is the very last independent construction completed at the start of the year, an intimate space overlooking the garden including a large air-conditioned bedroom, a toilet and a shower room.

Double glazing throughout. Pellet heating in the main house. There is also a private parking at the rear of the swimming pool.

**PRICE is 498.000 euro + 3 % buyers fee ( buyer will sign a contract with the notary for the 3 %, as per French system).**

