

Ref: R102

## Immaculate 3\* Boutique Hotel with Gourmet Restaurant in the heart of the Beaujolais

**1,496,000  
EUR**



<b>Investment type :</b>	For sale	<b>Price in Euros :</b>	1,496,000 EUR	<b>Country :</b>	France
<b>Property type :</b>	Hotel	<b>Price in US Dollars :</b>	1,608,602 USD	<b>Condition :</b>	Turnkey
<b>Bedrooms :</b>	11				
<b>Restaurants :</b>	1				
<b>Hotel area :</b>	972				

Immaculate Boutique Hotel with Gourmet Restaurant in the heart of the Beaujolais, with 11 en-suite rooms, swimming pool and large terrace. Set in a renowned wine making village, this recently renovated and well-maintained property has an established fine-dining reputation with a strong repeat customer base. Housed in two beautiful stone buildings the property offers both character and refinement, with opportunity to add more bedrooms or install a spa, for example. The total property currently comprises some 1,000 sqm. This is a fantastic business opportunity to acquire and further develop an already very attractive business, in an established tourist region and near to the upcoming Olympic and Rugby events in Lyon in 2024.

#### The Hotel

- Reception area 11.45m2
- Seating area 11.45m2
- 11 bedrooms all with en-suite bathrooms
  - 3 Standard rooms
  - 4 Superior rooms
  - 3 Executive rooms
  - 1 Superior Suite
  - Including 1 wheelchair friendly room
- **Heated** outdoor swimming pool 30 sqm

#### The Restaurant

- Fine-dining restaurant measuring about 50 sqm, seating 40 guests
- Private dining/function room of about 30 sqm, seating up to 25 guests
- About 135 sqm of terrace space with magnificent views of the surrounding vineyards seating up to 50 guests
- Fully equipped professional kitchen with a back kitchen and cold room
- Wine cellar

All fixtures, fittings and furnishings are included in the sale.

#### The region

The Beaujolais region is renowned for its gastronomy and its variety of red wines with 12 appellations to discover. The Hotel is on the Route de Beaujolais and attracts many travellers and tourists throughout the year. The surrounding countryside is very popular with bikers and hikers and there are many historical monuments and tourist attractions within close proximity.

#### Access

- By car: close to the A6, about 60km to Lyon
- By train: 10km/15 min to the TGV station in Macon; 30 min to Lyon and 2 hours to Paris
- By Plane: Lyon international Airport about 80km/1 hour by car

