

Ref: R101

## Idyllic Boutique 3\* Hotel with Restaurant on the river bank in the Perigord

1,469,750  
EUR



**Investment type :** For sale

**Property type :** B&B

**Bedrooms :** 16

**Restaurants :** 1

**Hotel area :** 966

**Price in Euros :** 1,469,750 EUR

**Price in US Dollars :** 1,515,206 USD

**Country :** France

**Condition :** Turnkey

Located in the heart of an authentic Perigordian market town, this 19th-century mansion has been tastefully converted into a charming hotel. Sitting on the riverbank of the Vézère, near the famous Unesco World Heritage prehistoric site that attracts thousands of visitors annually; this 3-star hotel offers the best of both worlds: tucked away far enough to be a peaceful getaway, but within easy walking distance to all the town's amenities.

With its quirky and eclectic rooms, this charming hotel with 14 bedrooms, a large 2-bedroom apartment and a separate owners house has garnered some excellent national and international reviews over the years. The large and well-maintained garden accommodates a large swimming pool and a fish-pond fed by the natural water source present on the grounds. A small stone-built gazebo at the end of the grounds could be developed as a wedding chapel.

### Ground Floor

- Original large stone stairs lead to front entrance of the hotel and into the lobby (21 sqm) with its original 14<sup>th</sup>-century stone floor that has been magnificently restored and maintained.
- The small bar & reception area (16 sqm) is located at the back of the lobby, access to the kitchens can be found behind the bar.
- The industrial kitchen (66 sqm) is fully equipped.
- Opposite the bar/reception area is the breakfast room (19 sqm) with coffee machines, juice dispensers and a buffet display. The far end of this room has French doors leading out to the dining terrace and from there onto the riverbank parking.
- Indoor facilities include a 54 sqm dining room and a 19 sqm salon.
- There is also an office (20 sqm), laundry room (12 sqm), storage rooms and toilets (6 sqm) on this level.
- The upper floors can be accessed via the main wooden stairwell in the front lobby or the wheelchair accessible lift/elevator.

### Upper Floors

- This first floor has six bedrooms ranging from 15 to 27 sqm, and a large family suites (34 sqm) along with a library (28 sqm) and piano salon (34 sqm).
  - The second floor also has six bedrooms ranging from 15 to 27 sqm and a large 40 sqm family suite .
  - The third floor has been converted into a two bedroom, one-bathroom apartment.
  - All the guest rooms have wall mounted air conditioning units
- The sale includes also a 3-bed-1-bath owner's cottage (converted old chapel).

