



Guest room

CANCON (47)

520 000 €*

* Agency fees to be paid by the seller



455 m²



20 pièce(s)

PROPERTY DESCRIPTION

3-star guest rooms-restaurant for sale, 36 ares. I am offering for sale Hotel-Restaurant license IV with a surface area of 495 m² ideally located in a sought-after area between Agen and Bergerac. This establishment built in 1830 in the guise of a bourgeois stone house will appeal to your customers. The 3-star hotel offers guest rooms as well as a T3 apartment, a shaded terrace, a spa, a flower garden, private parking, wifi. When it comes to catering, you benefit from a room with 80 seats and a terrace that can accommodate around 30 seats. Restaurant in very good condition equipped with a large professional stainless steel kitchen, reserves and a cellar. The establishment is sold with complete equipment including a fully equipped bar counter, a beer tap, a professional stainless steel kitchen with equipment included, standard extraction, a refrigerated food counter, and a complete refrigeration unit. Completely renovated in 2016. No employees to take over Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Nathalie BERNARD

**SAINTE-LIVRADE-SUR-
LOT (47110)**

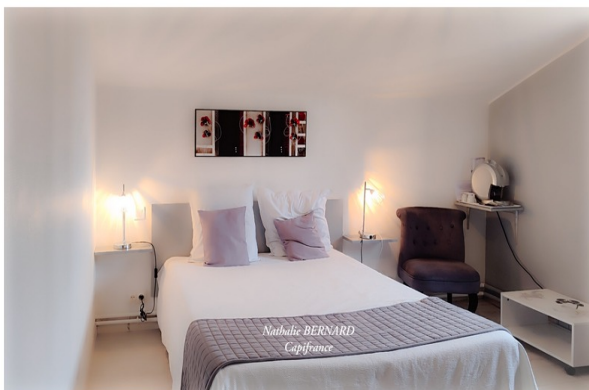
Agent

RSAC : 449 641 141 00022

Courts service city : AGEN

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LE BIEN EN IMAGES



DETAILS

COMPOSITION

Number of rooms 20

GENERAL

Reference 850040

Property type Guest room

DPE/GES

DPE 178

GES 19

SURFACES

Living space 455 m²

APPENDIX

Videophone Non

SERVICES

Air conditioning Yes



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle