



Immobilier International Franco-Britannique
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☎ **02 33 51 55 60**

DIFFUSION EN FRANCE, ANGLETERRE, PAYS BAS ET BELGIQUE

Granville area

Référence: **BR0067** **HOTEL or HOUSE**




Frais d'Acquisition - Cost of Purchase

Prix de vente FAI	Price inc agent's fees	633 140 €
Taxe Foncière	Local Tax	€
Taxe d'Habitation	Local Tax	€
Superficie	Land area	1,000 m ²
Chauffage	Heating	C. Centrale à fuel
Libre à la vente	Vacant Poss.	YES

 **A rare opportunity to buy an established business with potential and an excellent reputation - a hotel in a tourist area within 3 km of the most wonderful beaches on the western coast, in a small market town. Alternatively this will make a very fine private town house with 2 flats for rental income.**

Le Mont St Michel 1 hour, Rennes 1.5 hours, Cherbourg 1 hour, Caen 1.5 hours.

 This 10 bedroomed hotel (all ensuite) and restaurant is in excellent condition and could be continued as a hotel or turned into a combination of gites and bed and breakfast. Alternatively the building would make a marvellous town house in a sought after location. There are also additional rooms which could be turned into additional hotel accommodation or gites. Enclosed walled gardens (500m²) where guests eat in the summer. Kitchen with excellent professional cooker, dining room, lounge and bar areas, Oil fired central heating throughout; The hotel has on-going bookings for 2005.

All the furnishings and fittings will remain and all the hotel infrastructure has been careful thought-out and tastefully and professional planned, for example automatic vacuum cleaner system, permanent hot water.



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