



€ 251,125,-



BEAUMONT IMMOBILIER  
L'AGENCE DE LA NOUVELLE AQUITAINE

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# Restaurant, Bar, Gites & Houses

Gites, apartments and outbuildings located on a terrain of 6510m<sup>2</sup>

Perfect business and living opportunity

Living space approximately 321m<sup>2</sup>

Beaumont Immobilier  
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For sale, a former watermill currently used as a restaurant & bar with 2 houses, 1 apartment and a gite (an other gite to be renovated)! Offered with a huge barn & fields and is situated on a river in a beautiful natural environment. A fantastic tourist environment that can be used all year round. Located on a plot of approximately 6510 m<sup>2</sup>. The restaurant seats 40 people, who can enjoy a beautiful natural view of the river. The terrace seats 60 people, where you can enjoy a delicious meal outside in nature. There are terraces and gardens around the house, the restaurant and the bar. The restaurant can be open all year round. It would be possible to run a bar here without the restaurant as the current owners do have regulars or indeed to use this building for events or to let it out to artisans or entrepreneurs running, for example, yoga sessions or painting courses. The options are endless!





The restaurant has a spacious dining room, bar, kitchen and toilets on the ground floor. With many windows all around for a beautiful view. Above the restaurant is a 2-bedroom apartment. Adjacent is a separate office space. So you can also use the restaurant part for other purposes.

The main house offers a kitchen/diner and separate lounge on the ground floor, with 2 bedrooms & shower room on the 1st floor and a 3rd ensuite bedroom on the top floor. The 2nd house, gite, with exposed stone has a beautiful open plan kitchen, dining & living space with an open fire and door to private garden overlooking the river. On the 1st floor there are 2 bedrooms and a bathroom. These two houses are linked by an internal door.



- ✓ A la Campagne
- ✓ Situation Calme
- ✓ Terrasse
- ✓ Gites
- ✓ Pierres de taille
- ✓ Jardin / Parc
- ✓ Chauffage central
- ✓ Compteur d'eau
- ✓ Garage
- ✓ Parking prive
- ✓ Cheminée
- ✓ Sous-sol / cave



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In addition to the existing buildings, there is great potential for the renovation of the old mill into an extra gite or apartment. This adds approximately 100 m<sup>2</sup> of living space. There is also the possibility to start a small campsite. The sanitary camping unit has already been built.

Furthermore there are the old mill building, cellars, garage, large barn, terraces, gardens. A total living area of approximately 321 m<sup>2</sup>.

In short, you will find an ideal investment opportunity here. A beautiful location to live and work in the gastronomic and tourism sector. We would like to invite you personally to provide you with more information and of course for a visit to this stunning location. You will not want to leave this idyllic setting. Great potential!

The company and the contents of the restaurant are not included in the price.

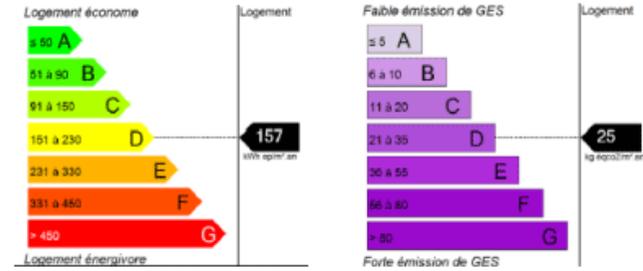
14 minutes from Guéret where you will find all major supermarkets, hardware stores, shops, banks, hospitals, doctors, schools and train station. 5 minutes to primary school. Near other cafés and restaurants, hotels, golf course, swimming pool, sport clubs, cinema, walking and cycling routes, a lot of natural areas with many lakes.

In the center of France. Very easy to reach by car. Or via the nearby train station or airport.





Prestations	Conclusion
DPE	Consommation conventionnelle : 157 kWh ep/m <sup>2</sup> .an (Classe D) Estimation des émissions : 25 kg eqCO <sub>2</sub> /m <sup>2</sup> .an (Classe D)



### Consommations annuelles par énergie

obtenues au moyen des factures d'énergie du logement des années 2012-2013-2014, prix des énergies indexés au 15 août 2011 (en l'absence de prix de l'énergie mentionné dans les relevés).

	Moyenne annuelle des consommations	Consommations en énergies finales	Consommations en énergie primaire	Frais annuels d'énergie
	Détail par énergie dans l'unité d'origine	détail par énergie et par usage en kWh <sub>EP</sub>	détail par usage en kWh <sub>EP</sub>	
<b>Chauffage</b>	- Bois : 12 steres	- Bois : 20160 kWh <sub>ef</sub>	20160 kWh <sub>ep</sub>	712 € TTC
<b>Eau chaude sanitaire</b>	-	-	-	-
<b>Refroidissement</b>	-	-	-	-
<b>Abonnements</b>	-	-	-	-
<b>CONSOMMATION D'ENERGIE POUR LES USAGES RECENSES</b>	- Bois : 12 steres - GPL : 4058 litres	- Bois : 20160 kWh <sub>ef</sub> - GPL : 28000 kWh <sub>ef</sub>	48160 kWh <sub>ep</sub>	4667 € TTC



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