



## Hotel-/Restaurantbetrieb



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 138,061.4

### Location

Country: France  
ZIP code: 43420  
Posted: Dec 19, 2023

### Description:

Deal to grab!! A superb opportunity for this business consisting of a restaurant and a hotel (rental of the premises, possibility of acquisition of these). In Pradelles in Haute Loire, village classified as 'Most Beautiful Villages of France', village located on the famous and famous 'Chemin de Stevenson' (GR 70) but also La Régordane (GR700), Le Pas Des Mulatiers, Les Gorges de L' Allier, 35 minutes from Puy En Velay, on the Lyon-Toulouse (RN 88) and Lyon-Mediterranean (RN 102) axes, on the border of Lozère and Ardèche, close to popular tourist sites such as Le Lac De Naussac, Lac Du Bouchet, Lac d'Issarlès, with all the water activities offered, hiking and mountain biking sites such as Mont Gerbier de Jonc, Le Mézenc and many others! This establishment is the only hotel in the village of Pradelles and the ideal location, the activity is constantly growing, the demand for this type of accommodation is increasingly important, enormous potential is still to be developed. Today the establishment only opens part of the year (April - October) but the demand for hotel accommodation is present all year round which is already an important point to develop. The restaurant part is also completely to be developed and also leaves enormous potential for future buyers. The Hotel consists of 16 rooms all equipped with their private bathroom and toilet, spread over 3 levels , some have a view of the RN 88 but the joinery has all been modified and renovated accordingly to reduce noise, others have a view of the garden, Lake Naussac, the Allier valley. Regular investments have been made (and some still scheduled for this winter season 2023-2024) for the maintenance and renovation of the Hotel. Everything is up to standard (favorable fire commission report obtained). Wifi is available throughout the establishment and each room has its flat screen TV. On the ground floor is the establishment's reception as well as a restaurant room that can accommodate 60 people, a pantry , a large kitchen fully equipped with professional equipment, very functional, a storage room, a laundry room, cellars, bathrooms and other outbuildings. Finally and strong point: a private duplex apartment of 70m2 with terrace overlooking the garden , consisting of two



bedrooms, kitchen living room bathroom toilet, and a very beautiful fireplace in the living room! Allowing operators to stay directly on site in optimal conditions. As you have understood, given all the strong points of this establishment, this business is an incredible opportunity for a young couple for example ( wishing to develop their own business, a professional retraining or any other situation). I will be happy to give you all the necessary elements and information, do not hesitate to contact me! The 2024 season will resume quickly and you will be operational immediately! Building of approximately 650m2, adjoining garden of 1000m2 The DPE is not required for this property, all the joinery is recent and double-glazed, structural work in very good condition, no work is expected to date. Everything in the sewer. All that's left to do!!! Sale price of the business: 127,000? agency fees included, payable by the seller Do not hesitate to quickly contact your Groupement Immobilier advisor, Nita Garcia registered with the RSAC du Puy En Velay under number 791 180 623. Click on our logo to obtain all our contact details 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)

## Common

Bedrooms: 16  
Finished sq. ft.: 650 sq m

## Utility details

Heating Fuel: Electric

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/GKAD-T68508/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GKAD-T68508/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 515\_34532

