



IN SOLOGNE, NEAR CHAMBORD AND  
CHEVERNY: 15-ROOM HOTEL AND  
RESTAURANT, BUSINESS FOR SALE WITH  
STRONG TURNOVER.

IN SOLOGNE, NEAR  
CHAMBORD AND  
CHEVERNY: 15-ROOM  
HOTEL AND  
RESTAURANT, BUSINESS  
FOR SALE WITH STRONG

...



## PROPERTY FACT FILE

|                                                                                 |                                                                             |
|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| REFERENCE                                                                       | A47104BDE41                                                                 |
| PRICE                                                                           | € 1,275,000<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM                                                                         | 16                                                                          |
| BATHROOM                                                                        | 16                                                                          |
| ACCOMMODATION                                                                   | 850 m <sup>2</sup>                                                          |
| LAND                                                                            | 742 m <sup>2</sup>                                                          |
| TOWN                                                                            | Lamotte-Beuvron                                                             |
| DEPARTMENT                                                                      |                                                                             |
| LOCATION                                                                        | Village property                                                            |
| TYPE                                                                            | Gîtes, Hotel, Bar-Restaurant                                                |
| CONDITION                                                                       |                                                                             |
| FEATURES                                                                        | Mains drainage, Private drainage,<br>Private parking                        |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                             |

- Lamotte-Beuvron equestrian centre: a huge contribu

- 
- 
- 
- 

IN SOLOGNE, NEAR  
CHAMBORD AND  
CHEVERNY: 15-ROOM  
HOTEL AND  
RESTAURANT, BUSINESS  
FOR SALE WITH STRONG  
Ref : A47104BDE4I

LEGGETT Immobilier Centre-Val de Loire Chambord & Bruno  
Debain presents  
A charming SOLOGNOT HOTEL & RESTAURANT in the heart of a  
lovely, quiet village.  
Great potential & steadily increasing turnover

## DESCRIPTION

Inn — Charming Hotel and Restaurant in the Heart of Sologne  
A property full of character in the heart of a sought-after tourist  
destination

In the heart of Sologne, discover the delightful Auberge Coeur du  
Village, a hotel and gourmet restaurant boasting an excellent  
reputation, a loyal clientele and a strategic location in the heart of a  
particularly sought-after region.

Just 1 ½ hours from Paris and close to the major tourist attractions of  
the Loire Valley, this property represents a rare opportunity for a  
professional looking to take over a charming establishment in a  
dynamic tourist environment.

A self-contained studio for staff, measuring approximately 25m²

A diverse and loyal clientele

The establishment attracts a mix of French and international tourists,  
business travellers, groups and local guests, providing multiple sources  
of footfall and enabling the development of both the accommodation  
and catering businesses.

Its affiliation with Logis de France is also an asset in terms of visibility,  
reputation and appeal to guests seeking an authentic, high-quality  
establishment.

A prime location in Sologne

Set in the heart of a region renowned for its unspoilt landscapes,  
castles and heritage, the inn benefits from a particularly attractive  
tourist setting.

Its location makes it easy to explore the main attractions of the Loire  
Valley, whilst enjoying the charm and authenticity of Sologne.

An opportunity for a professional

This property offers the chance to take over a w...



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A47104BDE4I>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

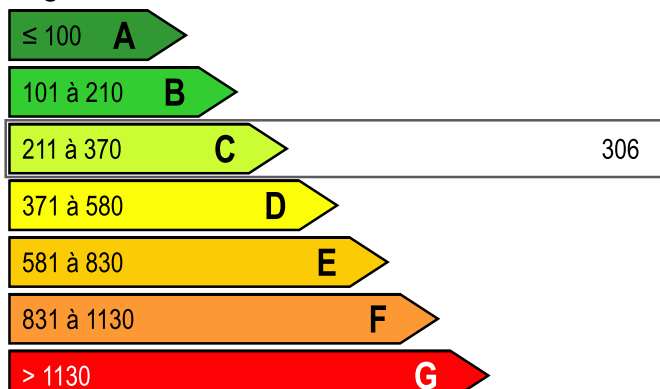
IN SOLOGNE, NEAR  
CHAMBORD AND CHEVERNY  
15-ROOM HOTEL AND  
RESTAURANT, BUSINESS FOR  
SALE WITH STRONG ...

Ref : A47I04BDE4I

## ENERGIE-DPE

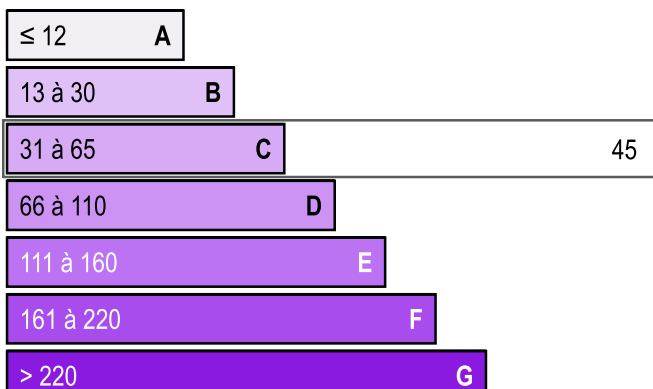
Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

### Logement économe



### Logement énergivore

### Faible émission de GES



### Forte émission de GES

## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A47I04BDE4I  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)