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Historical property with an old hotel and spas

Saint-Etienne , Loire , Auvergne-Rhône-Alpes



€10,000,000

inc. of agency fees

20 Beds

10 Baths

18 ha

Historical property with an old hotel and spas located in the Loire department, 45 minutes from Vichy, 1.5 hours to Lyon and 3 hours to Geneva.

At a Glance

Reference MFH-TCM2896

Near to Saint-Etienne

Price €10,000,000

Bed 20

Bath 10

Land Tax N/A

Land 18 ha

Pool Yes

Property Description

This rare century-old Historical property with an old hotel and spas is located in the heart of one of the most preserved French regions, 45 minutes from Vichy, 1.5 hours to Lyon and 3 hours to Geneva.

A Centennial Site at the Dawn of a Historical Renaissance

The Estate is located in the heart of an 18-hectare natural park and consists of:

- 6 thermal and mineral water sources
- an old thermal establishment composed of several treatment rooms, private lounges and bedrooms, and an astonishing indoor thermal swimming pool.
- a large, prestigious hotel with 40 rooms with outbuildings
- an old gaming casino to be rehabilitated
- a wooded park with a tennis court, and various walks
- a modern, automated and operating bottling plant

The bottling plant in operation

The natural waters of the area come from thousand-year-old meteoric precipitation that fell 4000 years ago. After a centuries-old journey in the granite rock, they spring naturally onto the Domaine at an average temperature of 27 degrees.

Created in 1997, the factory was completely renovated and modernised by the previous buyers in 2006, notably with the installation of a bottling line for glass bottles.

There's a functional and operational production tool today, but certain investments remain necessary.

A mineral water, it is recognised as being of public utility by the Academy of Medicine in 1848. Today, only one of the 6 sources is exploited, connected directly to the bottling plant.

A century-old thermal establishment to be rehabilitated

In operation since the Gallo-Roman era, the thermal establishment was created in the 19th century. It is made up of several treatment rooms, lounges, private rooms, and an astonishing indoor thermal swimming pool.

Exceptional Hotel potential

- The park includes a former large prestigious hotel with a restaurant room of more than 100 sqm, 3 private lounges and around forty rooms.
- A building with studios and staff quarters
- A gaming casino completed the leisure offerings intended for spa guests.

The property is being offered for 10M, and it is estimated the work will be at least double that amount.

This project is not suitable for everyone and not for private individuals.

By the nature of the project and the property, the sellers are looking for serious investors.

Environment & Surroundings

- Near Airport/Ferries? ✓
- Near to Shops? ✓
- Near to Schools? ✓
- Public Transport? ✓
- Near to a Golf Course? ✓

And Before You Ask

Condition: Renovation project

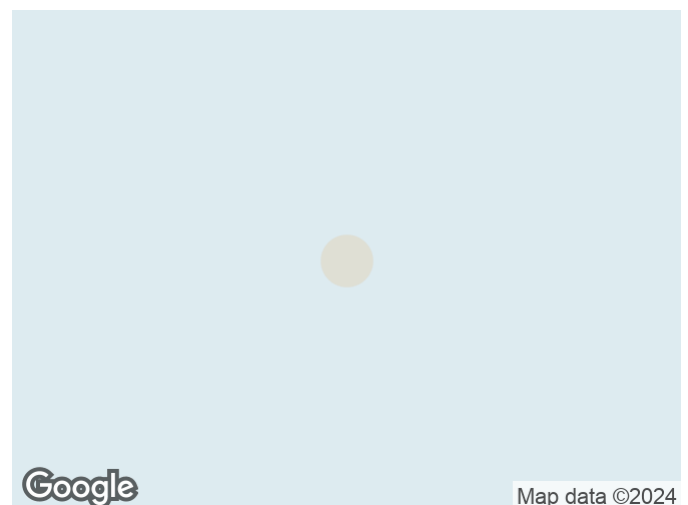
Summary

Property type:	Chateau
Bedrooms:	20
New Home?	No
Bathrooms	10
Price	€10,000,000

Key Information

Land Area:	18 ha
How many Outbuildings:	5
Property Features:	
• Health & Hospitality Project	
• Business Potential	
• Factory on site	
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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