

« Hôtel California »



- ❖ 2-star hotel with 15 rooms and a diversified clientele offering the possibility of an **extension** that could bring the capacity to > **90 rooms, of which 40 are existing (pavilions adjoining the hotel).**



Key real estate figures

- ❖ Building complex on a plot of $\pm 6.000\text{m}^2$ in a residential area, consisting of :
 - ❖ The hotel in operation with 15 rooms (500m^2 built area)
 - ❖ A building of $1,400\text{m}^2$ composed of 3 communicating pavilions adjacent to the hotel. This will allow the hotel to be extended by at least 40 rooms
 - ❖ A first existing car park with 20 spaces and a plot of land with room for around 60 additional spaces.
 - ❖ Property value : 3.250.000€



Location

- ❖ Wallonia, Province of Hainaut



Assets

- ❖ Hotel with an excellent reputation
- ❖ Strategic location with excellent communication
- ❖ Significant potential due to ongoing economic development in the region
- ❖ Excellent financial health: debt-free company
- ❖ Occupancy rate > 95%



Context of the transaction

- ❖ Retirement of owners

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