

[Click to view MFH-TCM2896](#)

## 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

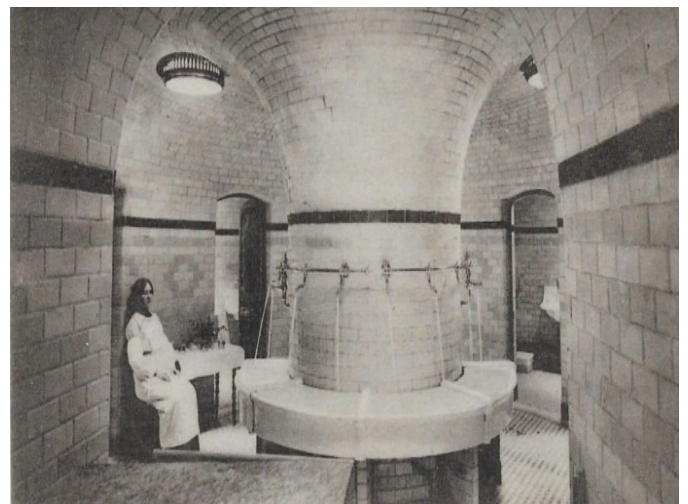
Land Area:                   18 ha  
How many                      5  
Outbuildings:  
Property Features:  
• Health & Hospitality Project  
• Business Potential  
• Factory on site  
Has a Wine Cellar              Yes  
Has Attic Space:              Yes  
Has an Office / Study?      Yes  
Has a Garden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

## Location: Auvergne-Rhône-Alpes





## Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved