

## Riverside Restaurant & Freehold for Sale in Montignac-Lascaux – Licence IV Included



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Montignac-Lascaux  |
| Department: | Dordogne           |
| Bed:        | 0                  |
| Bath:       | 2                  |
| Floor:      | 120 m <sup>2</sup> |
| Plot Size:  | 56 m <sup>2</sup>  |

## IN BRIEF

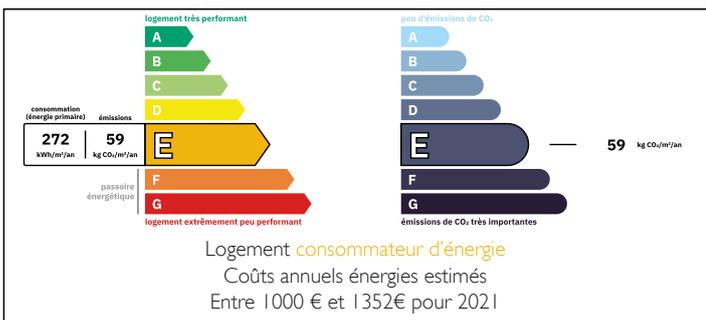
A rare opportunity to acquire both the freehold premises and the established business of a long-running riverside restaurant-pizzeria in the heart of Montignac-Lascaux, less than 800 metres from the renowned Lascaux IV.

Trading successfully for over 20 years, this fully refurbished establishment (2024–2025) offers approximately 120 m<sup>2</sup> of bright dining space and a 100 m<sup>2</sup> panoramic terrace overlooking the Vézère river.

Licence IV included.

The business operates profitably with documented accounts and benefits from a loyal local and tourist clientele. Significant internal growth potential exists through extended opening periods, additional service windows and further exploitation of terrace areas (subject to permissions).

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Located less than 800 metres from the internationally renowned Lascaux IV, this prime position draws significant year-round tourism alongside a loyal and established local clientele.

This is not simply a restaurant sale — it is the acquisition of a profitable hospitality business combined with freehold ownership in one of the Dordogne's most sought-after tourist locations.

Turnkey, asset-backed, and offering significant organic growth potential, this is an exceptional opportunity for experienced operators, relocating entrepreneurs or investors seeking a lifestyle and commercial return in equal measure.

### THE PROPERTY & LOCATION

Occupying an enviable riverside setting along the Vézère, the restaurant enjoys panoramic views and sunset exposure from its expansive terrace. All amenities, markets, festivals and town centre attractions are within walking distance, reinforcing its strong footfall and visibility.

Montignac forms part of the Périgord Noir — one of France's most visited heritage regions — attracting both domestic and international visitors throughout the year.

### THE RESTAURANT

The dining area offers approximately 120 m<sup>2</sup> of bright, contemporary space, fully refurbished during 2024–2025 with significant recent investment. The interior presents a modern yet warm atmosphere with professional bar area, quality furnishings and efficient layout.

Externally, a terrace of approximately 100 m<sup>2</sup> overlooks the river, providing an exceptional seasonal dining environment. The terrace benefits from attractive annual occupation costs compared with larger regional towns, enhancing operational margins.

An additional flat roof terrace area offers further development potential (subject to planning consents), ideal for a cocktail or sunset drinks space,

## LOCAL TAXES

**Taxe foncière: 3486 EUR**

**Taxe habitation: EUR**

## NOTES