

## Charming Bar & Restaurant with apartment in the heart of Chalus



## INFORMATION

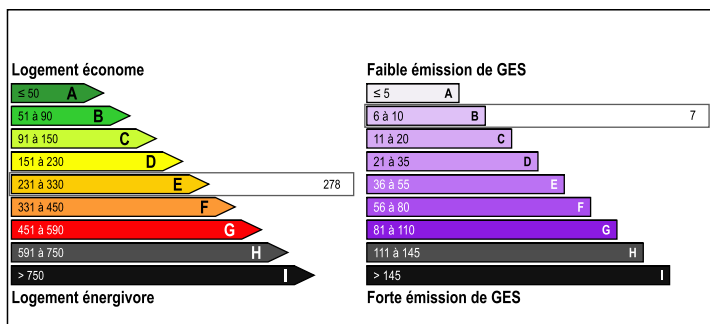
Town:	Châlus
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	180 m2
Plot Size:	0 m2



## IN BRIEF

This charming Bar & Restaurant is located in the heart of Chalus, a picturesque town in the Périgord-Limousin Regional Natural Park. The restaurant runs a successful business with a loyal customer base. It can serve 48 seats inside plus on the terrace. It comes with a 2 bedroom apartment above and more room to expand. This turnkey business is ready for you to make it your own dream.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The restaurant & bar features 2 rooms offering 48 seats minimum, a toilet, a 46m<sup>2</sup> outdoor terrace and a 2 bedroom apartment with bathroom and toilet plus an attic to finish renovating. A cellar completes the package.

The kitchen features 3 workstations and includes all the necessary furniture, fixtures and equipment. The terrace is south oriented and facing the popular weekly market. Public parking is conveniently available next to the restaurant. Other businesses nearby include bakeries, buther, beauty salon, flower shop etc.

The restaurant boasts a medieval fireplace and cozy ambiance. The clientele is both French and English. The shop is currently run by the owner, who is looking to retire. The business is therefore being sold as a turnkey operation, which means that the new owner can simply step in and start running the business immediately.

The price includes the building, the business, Licence IV and the furniture

Located in the Périgord/Limousin Regional Natural Reserve, Chalus has a historic town centre that is well preserved and includes the ruins of two medieval castles.

This is a great opportunity to own a successful and well-established bar/restaurant in a beautiful location. The restaurant is also very well priced, making it an attractive investment opportunity.

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