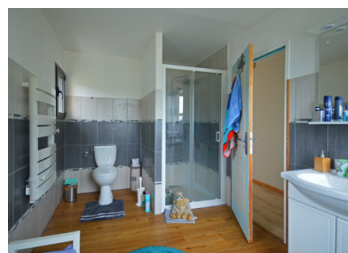


A superb riverside restaurant with a dining room overlooking the Auvézère and well placed for passing trade



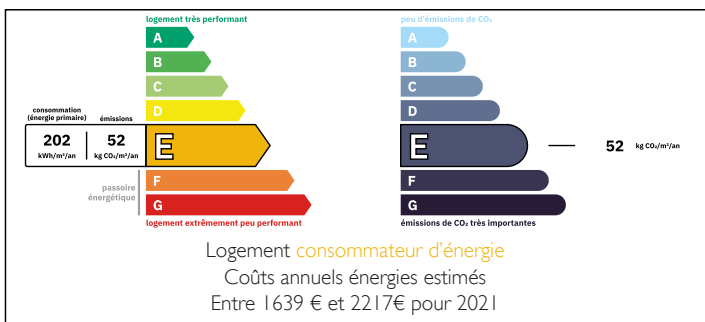
INFORMATION

Town:	Cherveix-Cubas
Department:	Dordogne
Bed:	2
Bath:	4
Floor:	78 m2
Plot Size:	2770 m2

IN BRIEF

A restaurant is in an excellent position above the river with fields beyond and by a stone bridge on the main road from Limoges to Montignac and Sarlat at the entrance to an ancient and pretty village. Close by is Chateau Hautefort and the Tourtoirac caves, therefore this venue has never lacked passing or regular trade with easy off street parking beside the premises. The restaurant is well designed with a glazed dining room overlooking the river and a bar/café/dining area at the reception. The w/c facilities are modern and neat and the kitchen, cold rooms and storage areas are up to date with the latest appliances. The owners apartment upstairs overlooks the river and is luminous and well designed and there is scope to develop a vast attic space! A business opportunity with marvellous potential.

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

Street level (outside table terrace before the entrance)

Bar/reception café/dining area with large double glazed windows facing the front 75 m²

Dining room glazed on three sides facing the river 66 m² (combined with the above, 60 places current maximum)

Clients w/c with 3 cubicles (one for wheelchair), wash basin and dyson airblade hand dryer 20 m²

Tiled kitchen, fully equipped with large professional equipped oven and Salamande grill, dish washer and drying area, storage area, total 50 m²

Room (otherside of reception) 25 m²

Lower ground level

Cool room with built in freezer 22m² and built in refrigerator 18 m²

Cellar with economat storage 12 m²

Bar storage 4 m²

Beer pump room 12 m²

Store room 14 m²

Office 14, 2 m²

Back entrance hall 11,2 m²

(Staff) bedroom with window facing the river 22 m²

Ensuite washroom with w/c, shower, shower and washbasin 3,5 m²

Ensuite dressing room 3,5 m²

2nd room with window facing the river (unfinished, potential bedroom and ensuite) 27 m²

Men's staff shower and w/c 4,5 m²

Women's staff shower and w/c 4,5 m²

1st floor (owners apartment)

Modern fully equipped and up-to-date kitchen, windows overlooking the river 12 m²

Sitting room with breakfast/dining area beyond with windows overlooking the river 32 m²

Bedroom with window overlooking street and village and hills beyond 15 m²

Ensuite bathroom, tiled walls, tiled walk in shower, w/c and washbasin, two windows 10 m²

2nd floor...

LOCAL TAXES

Taxe habitation: EUR

NOTES