

Business for sale: Bar-tabac+gifts+brasserie (light meals)+licence IV negociable+4bed apartment above for rent



## INFORMATION

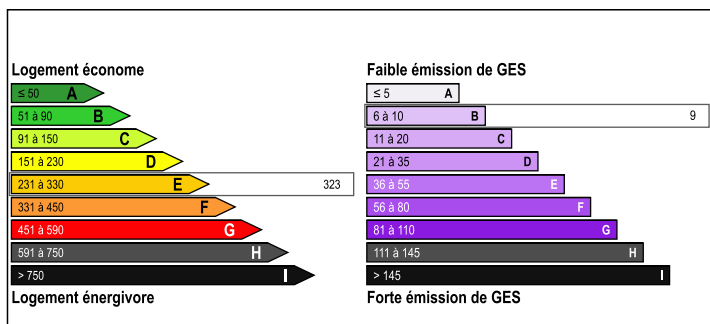
Town:	Chamberet
Department:	Corrèze
Bed:	3
Bath:	2
Floor:	246 m2
Plot Size:	0 m2

## IN BRIEF

Business for sale:  
Bar-tabac/bookshop/souvenirs/brasserie with outside terrace (20 seats) and professional kitchen.  
1st and 2nd floor: 4 bedroom apartment which is for rent at the moment but can be bought further down the line.



## 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

Chamberet offers the basic amenities - a boulangerie, bars and restaurants, a supermarket, a primary school, a bank and a post office.

Especially in summer the village is bursting with life, with all kinds of activities: a great market, a music festival, you can hire E-bikes and E-buggies to explore the area, there is a beautiful park with extraordinary trees...And of course it's the doorway to the Natural Parc Plateau de Millevaches and the Monédières for hiking, biking, canoeing.

And it's only a 10 km drive to le beautiful Lac des Barriousses with its sandy beaches:

In the quieter season the village is still very much 'happening'!

Other beautiful villages around are Treignac ( $\pm$  10 minutes) (the one with the beautiful lake Barriousses) and Uzerche with most amenities, train station, cinema is at  $\pm$  30 minutes.

1 hour's drive to Limoges International Airport with regular flights to London Stansted and Gatwick, Manchester, Bristol, Southampton, Nottingham and Bradford/Leeds. and 40 minutes drive to Brive International Airport.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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