

Hotel-bar-restaurant, situated in a lovely spot in the French town of Excideuil.



## INFORMATION

Town:	Excideuil
Department:	Dordogne
Bed:	15
Bath:	15
Floor:	900 m2
Plot Size:	530 m2

## IN BRIEF

Great opportunity to purchase this hotel-bar-restaurant, situated in the heart of Excideuil where you will find its pretty chateau, weekly market and all amenities.

The building offers around 900m<sup>2</sup> where work has been recently done.

The activity can start straight away knowing it is possible to also purchase the business of 99 000€.



## ENERGY - DPE

DPE blank.

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

The property is very well maintained and is composed of 14 bedrooms, each with their own bathroom/shower room, there is also a parental bedroom, family room, and a private apartment of around 40m².

The restaurant has a professional fully fitted and equipped kitchen, the dining area has a capacity of 50 place settings, with an extra 75 outside. Seperate bar area.

Must be seen!

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES