

**UNDER OFFER** Lovely former restaurant building with living accommodation and additional rooms to renovate

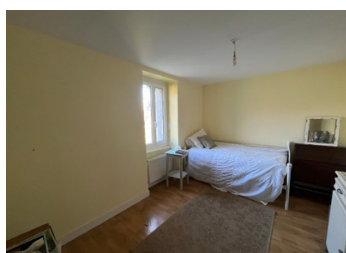


## INFORMATION

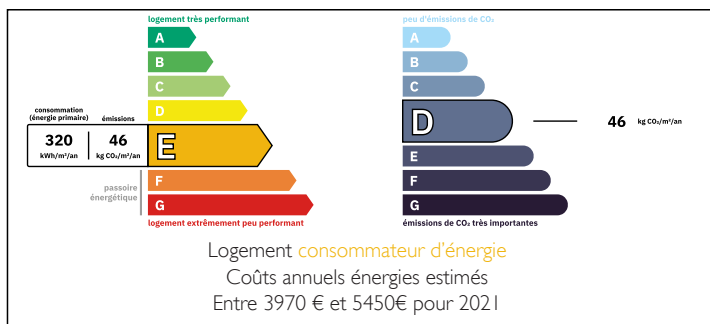
Town:	Domps
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	144 m <sup>2</sup>
Plot Size:	922 m <sup>2</sup>

## IN BRIEF

**UNDER OFFER** This building used to be two houses, now it is one property which until very recently has been operated as a restaurant and bar. Easily accessible it is in the centre of Domps, about 15 minutes drive from the market town of Eymoutiers and a similar distance to Chamberet. Two entrances at the front of the property lead into a bar and restaurant area. Also on the ground floor is a large kitchen. Stairs to both the left and the right of the inside lead up to the first floor, one side having two bedrooms and a bathroom (also an attic) and the other side having 4 rooms to renovate. There is a nice garden to the side and rear of the property.



## 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

Both front entrances lead into a bar area (15m<sup>2</sup>) and a room that has been used as a restaurant (22m<sup>2</sup>). To the left of the restaurant room is a large kitchen (20m<sup>2</sup>). Also on the ground floor is a WC (previously for client use) and a further WC/hand basin.

Stairs from the kitchen to the left lead up to 4 rooms to renovate (12m<sup>2</sup>, 10m<sup>2</sup>, 9m<sup>2</sup> and 7m<sup>2</sup>).

Other stairs from the ground floor lead up to two bedrooms (both 10m<sup>2</sup>) and a bathroom with separate WC. There is also an attic (10m<sup>2</sup>).

Doms is situated between the towns of Eymoutiers and Chamberet.

It is located around an hours drive from Limoges Airport, and half an hour from the Lac De Vassiviere with beaches, water sports and restaurants.

## LOCAL TAXES

Taxe habitation: EUR

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

## NOTES