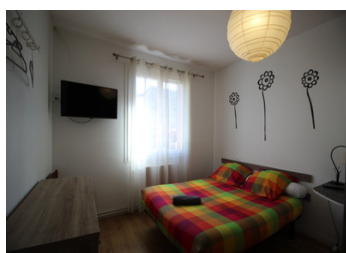


Inn & Restaurant with guinguette



INFORMATION

| | |
|-------------|----------|
| Town: | Creysse |
| Department: | Dordogne |
| Bed: | 9 |
| Bath: | 6 |
| Floor: | 429 m2 |
| Plot Size: | 629 m2 |

IN BRIEF

Restaurant/Auberge with bar area and guinguette to be taken over

I would like to offer you this beautiful business already in place to take over and develop.

A restaurant with around 50 seats, a second room to be fitted out (20-30 extra seats), 7 fully-equipped bedrooms with television, 4 of which are en suite, a staff flat with a large balcony, a fully-equipped laundry room, a professional kitchen with cold room and a guinguette with bar and equipment for small-scale catering.

There is a serious and loyal clientele and plenty of scope for development.

This attractive location has excellent visibility and is just a few minutes from Bergerac and its airport.

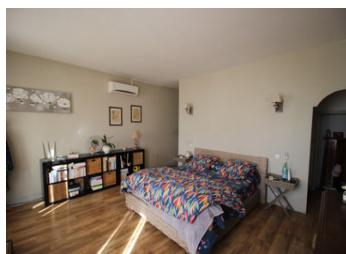
A business that's up for grabs!

ENERGY - DPE

| Logement économe | | Faible émission de GES | |
|---------------------|---|------------------------|---|
| ≤ 100 | A | ≤ 12 | A |
| 101 à 210 | B | 13 à 30 | B |
| 211 à 370 | C | 31 à 65 | C |
| 371 à 580 | D | 66 à 110 | D |
| 581 à 830 | E | 111 à 160 | E |
| 831 à 1130 | F | 161 à 220 | F |
| > 1130 | G | > 220 | G |
| Logement énergivore | | Forte émission de GES | |

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 foncière: 2973 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Restaurant/Auberge with bar area and guinguette to be taken over

The main building of approximately 430m2 is composed as follows:

- Fully equipped bar area with tables and high chairs.
- A restaurant room (70m2) seating around 50 with a second room (55m2) to be converted (20-30 extra seats),
- 7 fully-equipped bedrooms (with washbasin, toilet, furniture and TV), 4 of which are en suite (with shower),
- A separate shower room and separate WC on the landing,
- A staff flat (1 bedroom) with a large balcony,
- A large, fully-equipped laundry room,
- A professional kitchen with cold room and all the necessary equipment,
- An office,
- A separate emergency exit,
- A large garage,
- Attic space (200m2) for conversion.

Outside:

- A guinguette with bar and equipment for small catering as well as all its furniture,
- A car park.

All the balance sheets are available, with a serious and loyal existing clientele.

There is plenty of scope for development thanks to the location of the premises and the remaining space to be developed.

The building has very good visibility and is only a few minutes from Bergerac and its airport.

No staff to take over.

Mains drainage and town gas heating.

The price includes the sale of the business and the buildings.

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