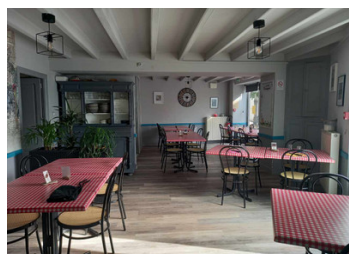


**UNDER OFFER - Goodwill, Bar/ Restaurant in Dordogne with loyal local clientele.**



## INFORMATION

Town:	Gout-Rossignol
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	110 m2
Plot Size:	0 m2



## IN BRIEF

Bar-restaurant ideally located between Ribérac and Angoulême.

The restaurant has two dining rooms, one of which has a bar, as well as a lovely shaded outdoor terrace. Both can seat around 50 diners each (or even more on the terrace).

## ENERGY - DPE

DPE not required.

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

Bar-restaurant ideally located between Ribérac and Angoulême with little competition in the immediate vicinity.

The restaurant has two dining rooms, one of which has a bar, as well as a lovely shaded outdoor terrace. Both can seat around 50 diners each (or even more on the terrace).

The restaurant with bar (license IV) can be further developed.

A completely renovated apartment above comprising lounge, 2 bedrooms, study, kitchen, shower room, WC and attic.

Loyal local clientele and very popular with tourists in summer.

Kitchen recently refurbished and very well equipped: daytime fridge, salad bar, oven, griddle, fryer, steamer, combi oven are all new, as are stainless steel cupboards, freezer, reserve fridges, vacuum machine, cell....

The two dining rooms, terrace and apartment have all been refurbished.

Ideal for a young couple with experience.

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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