

Character property in Périgord with restaurant, guesthouse and apartments, strong development potential

EXCLUSIVE



INFORMATION

Town:	Montferrand-du-Périgord
Department:	Dordogne
Bed:	9
Bath:	7
Floor:	411 m ²
Plot Size:	2560 m ²

IN BRIEF

Stone house in Périgord with exposed beams, operated for over 30 years as guesthouse and restaurant. Includes a 50 m² dining room (30 seats) with terrace for 20, professional kitchen with license IV.

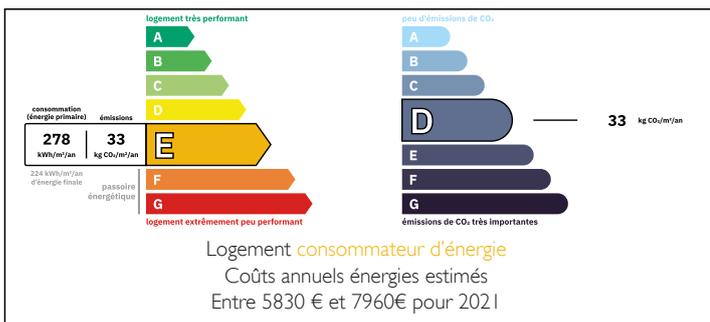
Accommodation offers 5 guest rooms with private bathrooms, lounge, shower room, and a studio to finish.

Two apartments complete the property: a 90 m² manager's apartment with 3 bedrooms and spacious living areas, and a renovated 86 m² apartment with suite and large living room.

Wine cellar, laundry, office, parking, garden with terrace and pool-ready area, plus a 70 m² annex to convert.

Roofs in good condition, double glazing, gas heating,

ENERGY - DPE



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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 habitation:

EUR

NOTES

DESCRIPTION

Typical Périgord stone house with exposed beams, this property exudes authentic charm. Operated for over thirty years as a guesthouse and restaurant, it represents a rare opportunity to take over and further develop. The restaurant includes a dining room of about 50 m² seating 30 guests, extended by a large outdoor terrace with 20 additional seats. A fully equipped professional kitchen with storage and a license IV ensures smooth continuation of the activity.

The accommodation offers five comfortable guest rooms, each with private shower room, a shared lounge, and an independent shower room with separate toilets on the ground floor. A 26 m² studio remains to be completed, providing extra potential. Two apartments complete the property: a 90 m² manager's apartment with three bedrooms, a living room, bathroom, and spacious open-plan kitchen/dining area, and a renovated 86 m² apartment with a large en-suite bedroom, bathroom, bright living/dining room, and open kitchen.

Additional features include a wine cellar, a fully equipped laundry room, and a reception/office space. Outside, a large parking area welcomes guests, while a 70 m² annex near the terrace can be converted into a restaurant hall or guinguette. The landscaped garden, with terrace, offers a pleasant setting and includes a pool-ready area.

The property is connected to mains drainage, benefits from gas heating and double glazing in the apartments. Roofs are in good condition, and a fire safety system is installed. A loyal and serious clientele is already established, and the location, just minutes from...