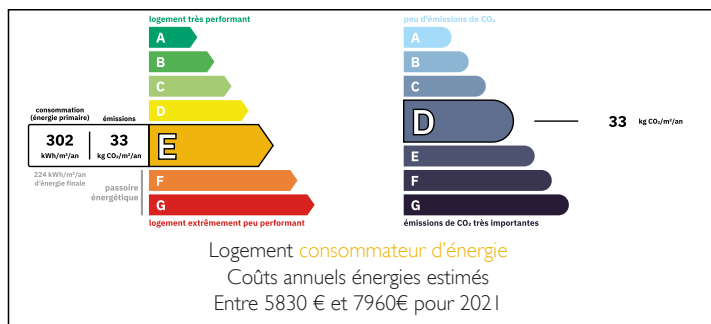


House comprising 2 flats, 5 guest rooms, a studio to be completed and a restaurant.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Montferrand-du-Périgord
Department:	Dordogne
Bed:	9
Bath:	7
Floor:	411 m2
Plot Size:	2560 m2

IN BRIEF

Typical Périgord house with the charm of stone and old beams.

Bed and breakfast/restaurant with two flats and guiguette/terrace area to be taken over.

We are offering you this fine business, which has been running for 33 years, to take over and continue to develop.

A restaurant with around 30 seats, a large outdoor terrace (20 extra seats), 5 bedrooms with shower rooms, a company flat, a second renovated one-bedroom flat, a studio to be completed, a fully-equipped laundry room, a professional kitchen and a beautiful garden with terrace.

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

This beautiful location has excellent visibility and is just a few minutes from tourist attractions and a GR. This beautiful ensemble would be perfect for a family group (grandparents/parents/children).

A business to be seized quickly!

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 habitation: EUR

NOTES

DESCRIPTION

Bed & Breakfast/Restaurant with two flats to be taken over

The main building (restaurant and 2 flats) of approximately 208m² is composed as follows:

- Breakfast room (16m²),
- Office/reception area (8m²),
- Fully equipped professional kitchen with storeroom (30+8m²),
- Restaurant (50m²) with seating for 30,
- Licence IV for drinks,
- A staff flat (90m²) with 3 bedrooms (11-13-13) and a bathroom, lounge (19m²), dining room with open-plan fitted kitchen (27m²),
- A flat (86m²) with a large en-suite bedroom (14) with a bathroom (12m²), lounge/dining room (40m²) with open-plan fitted kitchen (20m²),
- A fire safety system,
- A wine cellar/storage room (20m²),
- A large utility room (20m²),

The guest room (adjoining and communicating with the first building) of approximately 203m² is composed as follows:

- 5 bedrooms (11-11-12-16-16m²) equipped with washbasin, WC, shower and furniture,
- A separate shower room and separate WC on the ground floor,
- A lounge (12m²),
- A studio to renovate/finish (26m²),

Outside:

- A large car park,
- A large furnished and equipped terrace,
- A building (70m²) adjoining the terrace that can be converted into a restaurant or guinguette,
- A separate toilet area for customers,
- A large terrace with the house, beautiful garden and swimming pool area.

The roofs are in good condition, the property has mains drainage and double glazing in the 2 flats.

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

The building has very good visibility and is just a few minutes from popular tourist attractions and a GR.