

FDC only - village auberge with an excellent reputation and established local clientele (Périgord Noir)



INFORMATION

Town:	Terrasson-Lavilledieu
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	140 m2
Plot Size:	100 m2

IN BRIEF

Situated between the Vézère and Dordogne valleys, this inn is close to numerous campsites, hotels, holiday villages and gîtes.

The inn serves bistro-style cuisine using local produce. A tasty and generous home-cooked meal using fresh produce carefully selected from local producers. The inn is renowned for its expertise, having been awarded the "Table gourmande Gault & Millau 2024" and "Maître restaurateur" labels.

It has a real reputation in the region and has been awarded a rating of over 4.5/5 by various players such as Google and Tridadvisor.

It is possible to imagine the development of complementary activities such as guest rooms, a seminar area or a catering service for weddings...



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

The 360m2 property (buildings for sale separately) comprises:

- A restaurant seating 55 people and a shaded terrace seating 88 people
- A kitchen (EEC standards) and an equipped bar
- A flat and 3 service rooms
- A convertible barn
- Multiple storage spaces
- 15 parking spaces (50 spaces are also available 50m away)

Opportunity to buy the premises (for sale separately - information on request)

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