

Fonds de Com - village auberge with an excellent reputation ,established local clientele ( Périgord Noir)



## INFORMATION

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

## IN BRIEF

Bistronomic auberge located in the heart of the Périgord Noir, and close to popular tourist sites, campsites, holiday villages, 4\* hotels, renowned guest rooms, many cottages for seasonal rental, houses and apartments listed on Air BnB, Gîtes de France, Abritel and others.

Its fine gastronomic reputation and its reputation with local customers is reflected in its large number of covers throughout the year.

Between the Vézère Valley (Montignac Lascaux 7kms) and the Dordogne Valley (Sarlat 23kms)



## 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

Dining Room 87m2 - 55 to 60 seats

Terrace 100m2 - 88 seats ( 37 tables)

Please note that there is also an opportunity to buy the premises and outbuildings (on sale separately - information on request)

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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