

Successful, well-known restaurant with 60 seats and 20-seat terrace in the village center. Excellent turnover.



## INFORMATION

Town:	Échourgnac
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

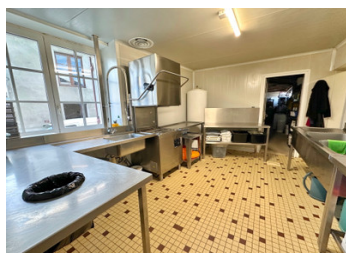
## IN BRIEF

This magnificent restaurant is located right in the centre of Echourgnac, a small village renowned for its delicious Trappe abbey cheese, still made today by the sisters of the monastery.

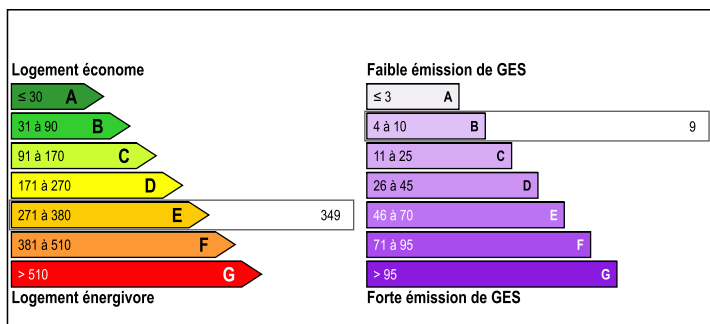
It seats approximately 60 people indoors (and up to 90 for banquets), and 20 -30 on the terrace. Its professional kitchen is extremely well equipped, with access to a separate dishwashing room and various storerooms.

Ideally located in the heart of the Double forest, at the crossroads of several small Périgord towns.

- 15 minutes from Ribérac and Montpon-Ménesterol, and 20 minutes from the A89 motorway and Mussidan SNCF train station.
- 45 minutes from Périgueux, and 1h15 from Bordeaux.



## ENERGY - DPE



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 foncière: 1063 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

- 112 m2 restaurant room
- 30 m2 bar room
- Fully equipped kitchen (30m2) with 5.5m2 cold room.
- Dishwasher room (15m2)
- WC adapted for people with reduced mobility (5m2)
- Various sheds and office

Upstairs, two large rooms currently used for storage, which could easily be converted into a meeting room for seminars, etc.

All utilities are already in place.

Outside:

- Attractive side terrace seating 20 (or more), with direct access to the bar.
- Small garden at the rear of the building
- Possibility of installing additional tables at the front.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>