

Restaurant with guest rooms for sale in Dordogne – ready to operate



INFORMATION

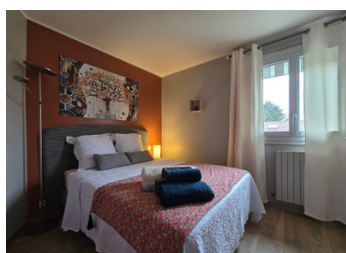
Town:	Bergerac
Department:	Dordogne
Bed:	3
Bath:	4
Floor:	299 m2
Plot Size:	540 m2

IN BRIEF

For sale in the heart of the Dordogne, in a charming village located 10 kilometers away from Bergerac: a beautifully renovated restaurant with 3 guest rooms.

This property stands out with its authentic charm, two spacious terraces, a warm dining room with 45 seats, and a friendly bar area. The property also offers 3 fully equipped guest rooms, a professional kitchen up to current standards, and underwent complete renovation (insulation, windows, layout).

With 300 m² of usable space, it's a turnkey opportunity. Includes property, business, and quality equipment — a rare find in the Périgord Pourpre!

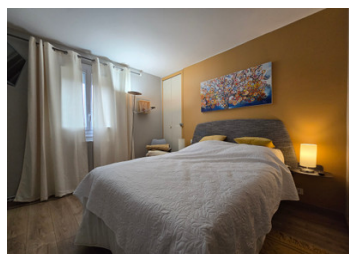


ENERGY - DPE

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

Ideally located in a charming village just 10 km from the center of Bergerac, in the heart of the Dordogne and near the major tourist attractions of the Périgord Pourpre, this well-established and highly rated business (4.7 on Google and Tripadvisor) is a characterful restaurant with guest rooms, fully renovated and ready to operate.

This exceptional property offers a total surface area of approximately 300 m², including:

A welcoming dining room with 45 seats

A friendly bar area with seating for around 15 guests

Two outdoor terraces, one measuring 98 m² and the other 72 m² – perfect for sunny days

A fully equipped, professional kitchen up to current standards

Three guest rooms, each with private shower room and WC

A meeting room, ideal for seminars or private events

A separate office for administrative use

The entire building underwent a complete renovation in 2020 and 2021, including:

Interior insulation

PVC double-glazed windows

Modern and carefully designed interior layout

A turnkey business in an exceptional living environment!

The property is sold including both the freehold and business, with all high-quality equipment necessary for immediate operation. Thanks to its mixed-use setup (restaurant + accommodation + event hosting), the establishment offers significant development potential.

Easy parking nearby. Loyal clientele, both local and tourist.

Set in a peaceful setting just minutes from Bergerac and its airport.

LOCAL TAXES

Taxe habitation: EUR

NOTES