

Goodwill Bar-Restaurant fully modernized and ideally located. 2 terraces, parking, flat

EXCLUSIVE



INFORMATION

Town:	Gros-Chastang
Department:	Corrèze
Bed:	3
Bath:	0
Floor:	90 m2
Plot Size:	1520 m2

IN BRIEF

Leasehold of a fully modernised and equipped Bar-Restaurant with a capacity of 80 covers inside and 70 covers on the terrace. Already has a good regular clientele.

Open for lunch and has a good turnover (€206,000 in 2024). Great potential to develop with evening meals and themed evenings.

The purchaser will be free to choose its suppliers, as there is no current Brewer's Contract.

The rent for the whole complex is very attractive: €539/month for the restaurant and flat!

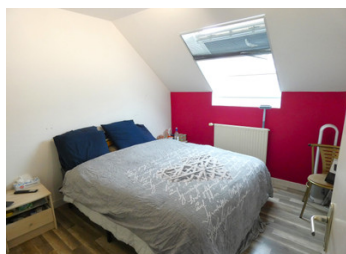


ENERGY - DPE

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 restaurant: entrance with a beautiful 45m² lounge-counter with access to the 80m² dining room (80 place settings possible) with fireplace, 30m² fully-equipped kitchen, shower room with toilet and sink, sheds, plenty of storage space and garage. Easy access for people with reduced mobility.

There are 2 lovely terraces adjoining the dining room (seating for up to 70), lit in the evening and equipped with a brazier for barbecues.

Situated on the first floor, the accommodation has double glazing and a slate roof: 3 bedrooms of 10m² (Loi Carrez), a vast living room of 28m² and a fitted kitchen of 12m², a bathroom with Italian shower.

Heating system: gas.

The property is equipped with Controlled Mechanical Ventilation, a surveillance system (3 cameras) and a revised septic tank.

The large adjoining car park can accommodate around forty cars.

This establishment is ideally located on the Argentat-sur-Dordogne / Marcillac-la-Croisille road, in the village of Gros-Chastang, famous for its sports course, its 2 deer and wildlife observatories, and its many hiking trails, including the famous Itinérêve - 'De Villages en Barrages' (420km of trails and 15 stages on each bank of the Dordogne).

The establishment is located in a ZFFR (Zones France Ruralités Revitalisation) and benefits from tax exemptions.

Located 8km from Marcillac-la-Croisille, 19km from Argentat-sur-Dordogne, 25km from Egletons, 35km from Tulle and 59km from Brive (airport).

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