

Restaurant with excellent reputation between Quercy and Périgord Noir | Liquor license IV | 15 mins of Domme

EXCLUSIVE



ENERGY - DPE

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## INFORMATION

Town:	Domme
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	180 m2
Plot Size:	1300 m2

## IN BRIEF

Looking to take over a countryside restaurant in an authentic setting, with a loyal clientele and an excellent reputation ?

Look no further. This restaurant, located between Quercy and Périgord Noir, represents a fantastic opportunity.

Ideally situated in the heart of a charming village, this establishment benefits from a strong reputation built with passion and consistency. A credit to the current owners, it boasts an excellent Google rating of 4.8/5, reflecting quality and customer satisfaction.

Situated in a region renowned for its tourism and gastronomy, it's the perfect for showcasing local products and producers through short supply chains.

Key features :

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

High-potential restaurant opportunity for a couple or a motivated chef looking to invest in a quality project, in a region renowned for its tourism and gastronomy.

Ideally located in the heart of a charming village between Quercy and Périgord Noir, this establishment offers the perfect setting to showcase seasonal cuisine in direct partnership with local producers.

This business represents a great opportunity for a passionate buyer. With an excellent Google rating of 4.8/5, it reflects both quality and customer satisfaction — essential ingredients for taking over under the best conditions.

Key features:

- Included License IV – valuable alcohol license for both bar and restaurant service
- Comfortable capacity (46 covers) with two spacious, high-ceiling indoor dining rooms that can be configured flexibly: ideal to expand the dining area or maintain a separate bar space – built in 2006
- Shaded outdoor terrace (50 covers) with a bioclimatic pergola installed in 2023
- Large parking area directly in front of the restaurant
- Well-equipped professional kitchen with modern appliances – equipment, furniture, and tableware included in the sale
- Strategic location – at the crossroads of several main towns between Quercy and Périgord Noir
- Very reasonable monthly rent – financially attractive terms for a buyer

## LOCAL TAXES

Taxe habitation: EUR

## NOTES