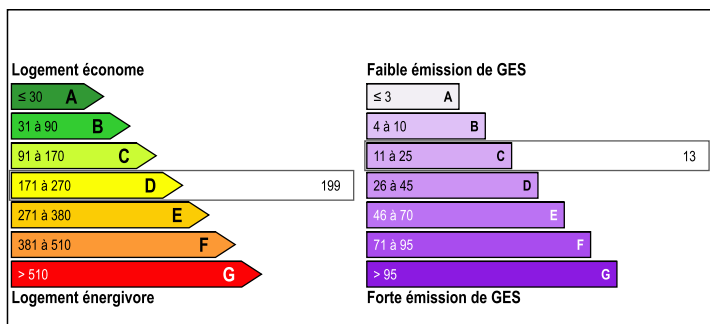


Le Trèfle Irlandais

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Le Dorat
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	248 m2
Plot Size:	25 m2

IN BRIEF

Step into the vibrant world of Le Trèfle Irlandais Irish Pub, a historic landmark in Le Dorat.

This thriving pub and restaurant boasts a loyal clientele and a prime location on the main square, bustling with weekly farmers' markets.

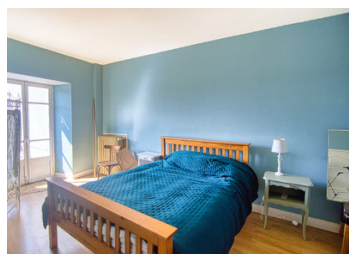
Inside, find a cozy atmosphere with seating for 38, plus an outdoor terrace for 30 more. A fully equipped kitchen, complete furniture, and a Level 4 beverage license make this turnkey operation ready for you.

Above, discover two self-contained apartments, perfect for owners or guests, each featuring stunning views. With convenient parking and a charming community, this is your chance to own a piece of history in Le Dorat offering an instant income.

This is a vibrant village with boutique shops, weekly

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 habitation: EUR

NOTES

DESCRIPTION

Step into the vibrant heart of Le Dorat with Le Trèfle Irlandais, a well-established Irish pub and restaurant steeped in history and brimming with potential.

This beloved fixture of the historic town square, presents an unparalleled opportunity to own a thriving business and become an integral part of a welcoming community. The pub's prime location guarantees consistent foot traffic, particularly during the bustling weekly farmers market held every Thursday evening.

Inside, the restaurant comfortably accommodates 38 patrons in an air-conditioned dining space, creating a warm and inviting atmosphere. Extend the experience to the outdoors with terrace seating for an additional 30 guests, perfect for enjoying the lively ambiance of the square.

Le Trèfle Irlandais comes fully equipped and ready for operation. The spacious kitchen boasts all the necessary amenities, while the furniture, crockery, and glassware are included in the sale. Most importantly, the property holds a coveted Level 4 beverage license, allowing for a full range of alcoholic beverage service. Guest toilet facilities are conveniently accessible through the side courtyard.

Beyond the thriving pub, this property offers exceptional living accommodations. Two self-contained apartments on the upper floors, each with private access, provide flexibility for owner occupancy or guest rentals.

The first-floor apartment features a spacious kitchen, separate dining and lounge areas, a shower room, and a separate WC. Two bedrooms offer comfortable living spaces, with one boasting a stunning 25m² terrace that showcases breath-taking panoramic views of the surrounding countryside towards Bellac.