

Vast property project in the Périgord Noir with over 600 m and one hectare of land



## INFORMATION

Town:	Saint-Rabier
Department:	Dordogne
Bed:	10
Bath:	3
Floor:	590 m2
Plot Size:	10640 m2

## IN BRIEF

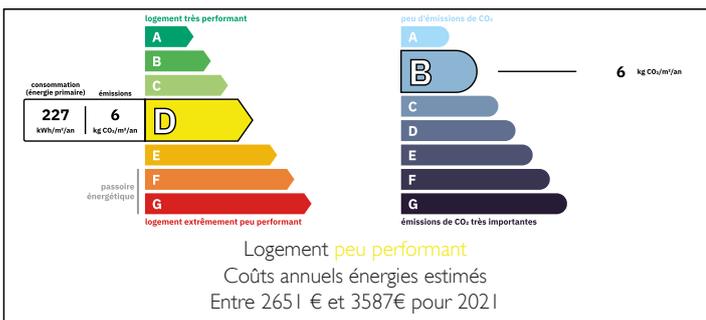
This is a unique real estate project combining charm, character, and professional potential.

The property includes a historic hotel-restaurant featuring a bar, a veranda, a lounge, and a spacious kitchen on the ground floor, as well as six bedrooms upstairs to welcome your guests.

Two additional buildings complete the estate: one to be renovated with several bedrooms and an office, and another adjoining with five rooms where the structural work has already been completed. Over one hectare of land awaits you, including a characterful swimming pool in need of restoration.

Ideally located in Saint-Rabier, close to the highway and the heart of the Périgord Noir, this property offers multiple possibilities: restarting a business, creating a family residence, or developing a rental investment.

## 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.



## DESCRIPTION

Located in Saint-Rabier, in the heart of the Périgord Noir and just 15 minutes from Montignac and Hautefort, this property complex represents an exceptional opportunity for a characterful hotel-restaurant project. It consists of three main buildings with a total of more than 600 m<sup>2</sup> of living space, set on over one hectare of land, offering tremendous potential for both professional and residential use.

### Main Building – Hotel-Restaurant

On the ground floor, you will find a fully equipped professional space including a 19 m<sup>2</sup> bar counter, a large 70 m<sup>2</sup> veranda perfect for welcoming guests, a 20 m<sup>2</sup> bedroom, a 65 m<sup>2</sup> lounge, a 20 m<sup>2</sup> office, and a spacious 50 m<sup>2</sup> kitchen ideally suited for a large restaurant or professional catering.

Upstairs, the atmosphere is more intimate, with a kitchen-dining area and six bedrooms: three with mezzanines of 15 m<sup>2</sup> and three classic rooms of 12 m<sup>2</sup>, each able to accommodate 1 to 3 guests. The building is equipped with a modern heat pump system, ensuring comfort and energy efficiency.

This building requires modernization but offers excellent potential. It features a large 60 m<sup>2</sup> living room and a 20 m<sup>2</sup> kitchen. Upstairs, there are three bedrooms (9 to 17 m<sup>2</sup>), a 7 m<sup>2</sup> office, and a bathroom. Recent upgrades include a pellet boiler and double glazing throughout, making renovation easier while ensuring comfort and energy savings.

The third building, attached to the main hotel-restaurant, also requires interior refurbishment. However, the roof has been newly redone in slate and...

## LOCAL TAXES

**Taxe foncière: 4374 EUR**

**Taxe habitation: EUR**

## NOTES