

Former Hotel & Restaurant for Complete Renovation – Prime location in a lively and popular Dordogne Village



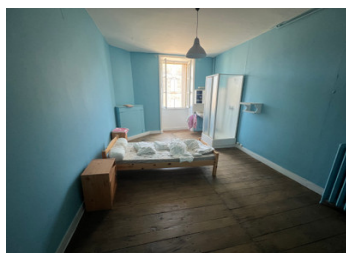
INFORMATION

Town:	Piégut-Pluviers
Department:	Dordogne
Bed:	8
Bath:	1
Floor:	290 m2
Plot Size:	0 m2

IN BRIEF

Packed with potential, this substantial former hotel and restaurant occupies a prominent position in the heart of the vibrant village of Piégut-Pluviers, one of the most sought-after villages in the Périgord Vert.

Requiring a complete renovation throughout, this characterful building offers an exciting opportunity for an investor, developer or ambitious renovator to breathe new life into a property that was once at the centre of village life. Subject to the necessary permissions, it could be transformed into spacious apartments, an elegant family home, holiday accommodation, a boutique hotel, or even reopened as a restaurant with guest rooms.

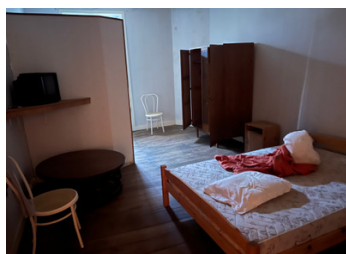
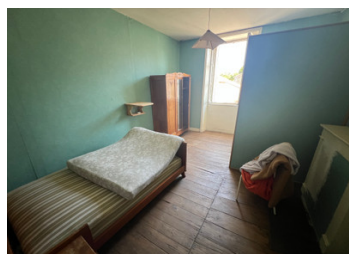


ENERGY - DPE

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

One of its greatest assets is its exceptional location. Everything is within easy walking distance, including cafés, restaurants, bakeries, supermarkets, doctors, pharmacy, schools and all everyday amenities. Piégut-Pluviers is particularly renowned for its famous Wednesday market, established in 1642 and attracting visitors from across the region every week, providing excellent footfall for any commercial venture. The village also enjoys a lively year-round community and a thriving local atmosphere.

For buyers with vision, this is a rare chance to restore a landmark building and create something truly special in one of North Dordogne's most desirable village locations.

Ground Floor – Commercial Area

The ground floor is arranged around two generously sized former restaurant dining rooms. These could continue to accommodate customers or be transformed into spacious reception and living areas.

A professional kitchen is also available and can be reorganised to suit the future project.

First Floor – Bedroom Accommodation

This level comprises eight comfortable bedrooms, each fitted with its own washbasin. A practical laundry and linen room, together with two separate WCs, complete the floor.

Second Floor

The second floor provides an office, well suited to remote working or administrative duties, as well as two further bedrooms, both equipped with washbasins.

Third Floor

At the top of the property is a substantial attic suitable for conversion. It offers excellent storage capacity or the potential to create a private

NOTES