

URGENT in Padirac (Lot) – Former Hotel-Restaurant / B&B Business Opportunity



INFORMATION

Town:	Lavergne
Department:	Lot
Bed:	6
Bath:	4
Floor:	120 m ²
Plot Size:	961 m ²

IN BRIEF

In a small village ideally located between Gramat and the Gouffre de Padirac, this former restaurant and B&B is ready to be brought back to life.

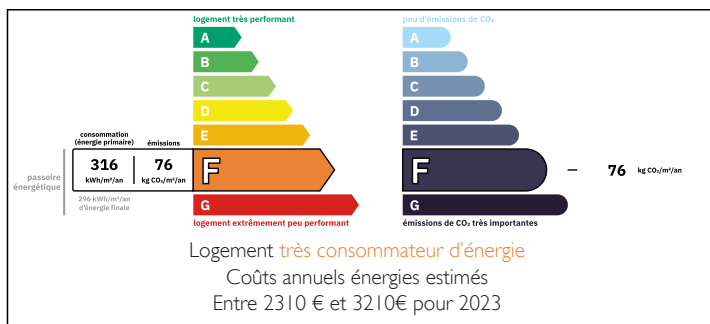
Having been closed for the past year, the main building offers a large 60 m² restaurant room with a bar and fireplace, as well as toilets. At the rear, there is a room previously used as a kitchen, another for washing-up, and two street-facing rooms allowing for easy deliveries. The premises also benefit from a Licence IV alcohol licence.

Outside, there is a terrace, currently in need of renovation, with an outdoor bar, as well as a large parking area.

Upstairs, the restaurant has a comfortable four-room apartment comprising a large living room, bathroom and three generous bedrooms.



ENERGY - DPE



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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 just 5 km from the Gouffre de Padirac and 14 km from Rocamadour, the property is in the heart of the Quercy, on a very popular tourist route with high visitor numbers during the season.

The village is lively all year round, and local residents miss their former bar-restaurant, which held a Licence IV alcohol licence.

The restaurant has been closed for a year. The main building includes a 60 m² dining room seating approximately 40 guests, with its bar and fireplace, as well as toilets. A large car park provides ample parking for customers.

At the rear, there is a former kitchen, a separate washing-up area, and two street-facing rooms, making deliveries straightforward.

In the garden, the terrace, which requires renovation, has an outdoor bar, along with a large parking area.

The electrical installation, plumbing networks and heating system are already in place. The professional kitchen will need to be refitted, and the premises will need to be fully refurnished, as all the furniture and equipment were sold following the judicial liquidation of the previous business.

Upstairs, the restaurant has a spacious four-room apartment comprising a large living room, bathroom and three large bedrooms. A reversible air-conditioning system will need to be installed for heating and cooling.

The second building is a barn with cellars/storage areas on the ground floor and three bedrooms upstairs, each with its own shower room and WC, making it possible to restart a B&B activity with relative ease.

The buildings are structurally sound, and the...

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