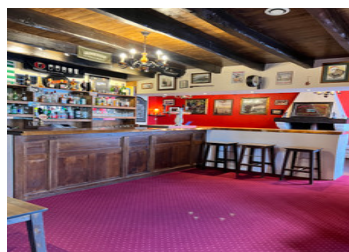


Well established turn key business: popular bar/restaurant & beer garden, 3 bed house, gîte, garages -Dordogne



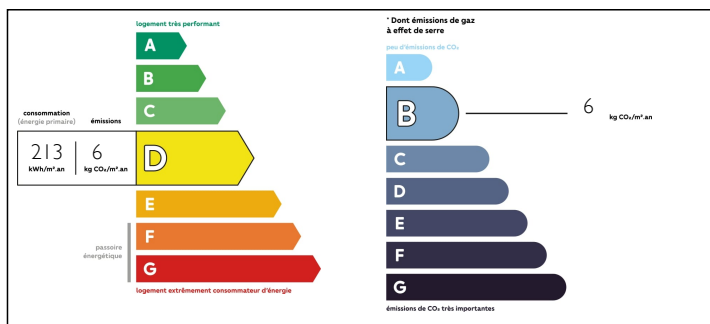
## INFORMATION

Town:	Chalais
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	321 m2
Plot Size:	1849 m2

## IN BRIEF

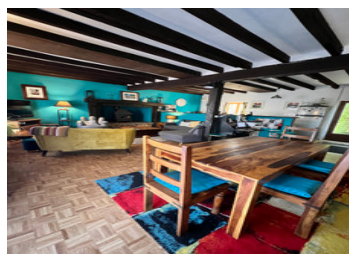
\*A turn key business with 3 bedroom house and adjoining gîte.\* Currently running as an Irish style bar/restaurant, this property is situated in a prime position for passing trade on the outskirts of the Périgord-Limousin national park, it is just 7km to a large market town with all amenities, a train station and a weekly market. This bar is popular with all nationalities whether they be locals or tourists. The restaurant has 30 covers inside and 30 covers on the garden terrace. The property also has a three bedroom family house and an adjoining gîte, great for rentals.

## 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

Searching for that perfect opportunity to be able to stay in France as a full-time resident? By purchasing this up and running successful Irish style bar/restaurant will give you that access.

Situated in a prime position, the N21 carries traffic from the North to the South of France and onto Spain, the property consists of the bar/restaurant business, a three bedroom owners house and an adjoining apartment which would be perfect for rentals or as a B&B.

The property has been fully renovated by the present vendors, they have built up the business from scratch and it is with a heavy heart that they are now selling. It is a popular bar/restaurant which receives both new and returning clients of all nationalities. The turnover is a good one and there is massive room to increase; depending on what plans you have for the pub/restaurant. The vendor would be prepared to give on-site training to the new owner if required.

The restaurant area has 30 covers, the total number of covers can be exceeded in the summer months when clients can use the large garden terrace.

Included in the sale:-

The company name, a License IV, the website, stock, bar/restaurant furniture, cash till and four beer pumps. There is also an equipped professional kitchen and the sale will include two chest freezers, 4 ring gas hob, electric 8 litre fryer, gas plancher, gas oven, electric extractor, 2 stand...

## LOCAL TAXES

Taxe foncière: 1492 EUR

## NOTES