

Lovely house with 4 apartments + restaurant + beautiful garden with magnificent views for sale in the Lot.

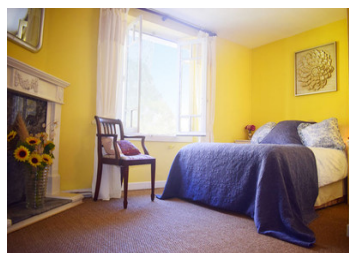
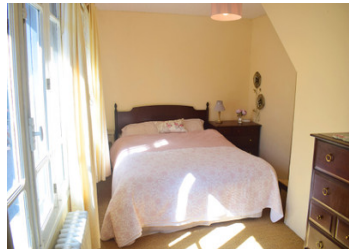


## INFORMATION

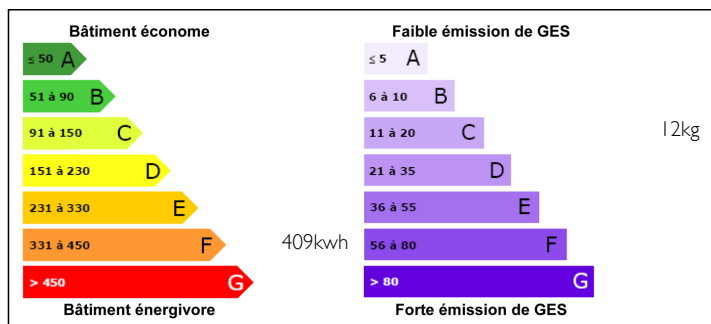
Town:	Cabrerets
Department:	Lot
Bed:	7
Bath:	4
Floor:	370 m2
Plot Size:	1078 m2

## IN BRIEF

This Lovely property is nestled in a stunning limestone valley on the CELE river with it's own Chateau and surrounded by unique scenery. Situated less than 10 km from St. Cirq-Lapopie, the property has a restaurant that attracts tourists throughout the summer as it is in a village that is home to world-famous pre-historic caves (The 'Grottes du Pêch-Merle'), as well as a horse-riding centre, an adventure centre for rock-climbing, kayaking, canyoning, and caving as well as cave diving. This picturesque village is also on the Santiago de Compostella pilgrimage route, and is in a natural park region (Parc Naturel des Causses du Quercy) recognised for it's natural beauty.

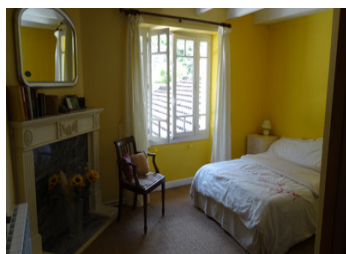


## ENERGY - DPE



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.



## NOTES

## DESCRIPTION

Actually run as a B&B and RESTAURANT - 50,74 m<sup>2</sup>.but could easily be turned back into a residential property or just B&B as the owners or not looking to sell on the business.

The restaurant has also featured in a number of well-known French guide books.

The restaurant room offers 36 covers and bar.

The Bar has 3 fridges, 1 double beer fridge, 1 standard under-counter fridge, coffee machine, glass-ware, cups and cash-register.

### TEA ROOM/LOUNGE AREA - 15,13 m<sup>2</sup>

Attached to the restaurant there is a quaint 'shabby-chic' tea lounge that also serves as a waiting room at busy times when the indoor tables are full.

### THE GARDEN AND TERRACES - 1200M<sup>2</sup>

There is a large lawn area with 7 gazebos, metal French romantic tables and chairs, charming table-clothes and beautiful table-ware, each gazebo individually lit with central lighting as well as fairy lights.

### CUSTOMER TOILET - 3.51 m<sup>2</sup>

Adapted for disabled persons with wide access.

### PROFESSIONAL KITCHEN - 20,29 m<sup>2</sup>

Very well-equipped, functioning kitchen including: double electric oven, 5 gas burners, wood fired pizza oven, with pizza shovels/tools, 3 fridges + separate freezer, stainless steel work areas, 2 sinks (one hand-basin and one double sink for vegetables), stainless steel storage trolleys, all utensils, knives, double-fryer, bain-mairie, pots + pans, plates and bowls. There is a separate washing up room with a deep sink and professional dishwasher with a 3-minute cycle.

Bedroom with en-suite next to the restaurant - 12,84 m<sup>2</sup>.

The house consists out...