

**Walls + business: Restaurant and private apartment in dynamic village, 10 minutes from Domme**



## INFORMATION

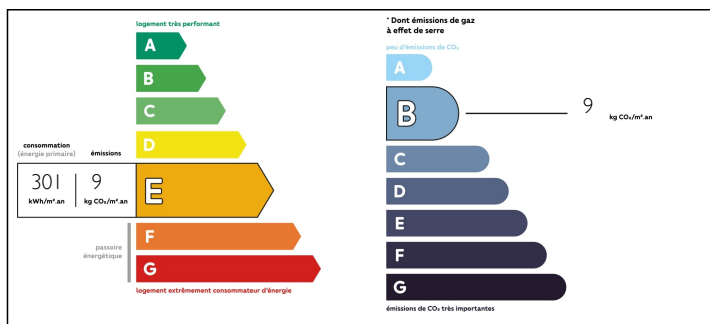
Town:	Saint-Martial-de-Nabirat
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	220 m2
Plot Size:	0 m2

## IN BRIEF

In a small, dynamic village with shops and schools between Gourdon, Cénac and St-Julien and Domme, this business will make it very easy for you and your family to set up. The restaurant, currently a "gastronomique" is open year-round for 20 years, has two beautiful rooms, a shaded terrace, reception, service/bar and, of course, a large, fully-equipped professional kitchen. High-quality designer furnishings, lovely ambiance, no work required. Above, a private apartment with a large living room with open kitchen, master bedroom with shower room; two children's bedrooms in the attic. There's also an independent bedroom and shower room to accommodate staff if required! Walls and business are inseparable. There are no leases, everything is freehold. See below for more details



## 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

### IN DETAIL :

#### RESTAURANT :

- Reception room, WC, and WC PMR: approx. 25 m2
- Office / bar: 10 m2
- Small dining room: 25 m2 with fireplace
- Large dining room: 35 m2
- Professional kitchen with direct access for suppliers: 30 m2
- Wine cellar
- Utility/laundry room: 15 m2

#### PRIVATE FIRST-FLOOR APARTMENT :

- Private terrace
- Mezzanine : 20 m2
- Separate bedroom: 9 m2
- Shower room-WC
- Fitted kitchen-living room with wood-burning stove: 32 m2
- Study
- Shower room-WC
- Master bedroom: 10 m2
- Attic
- Children's bedroom 1: 11 m2
- Children's bedroom 2: 14 m2

#### TECHNICAL

- Heating: reversible air-conditioning, fireplace and wood-burning insert
- PMR toilets and PMR access
- Office / bar: professional glass washer with osmosis unit, 3-door fridge, wine-by-the-glass dispenser, 2 wine cellars, etc.
- Professional kitchen: hot table, salamander, cooling cell, self-cleaning combi oven, cold room, freezer, etc.

All in perfect working order.

Business sold turnkey, with a well-referenced website; 20-year reputation with a good clientele and regulars.