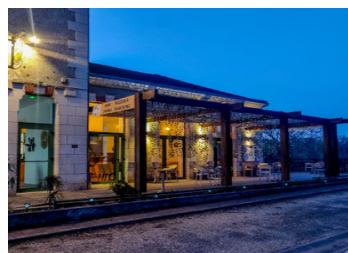


Business Bar Pizzeria + 4 guest rooms, within the walls of an old school

EXCLUSIVE



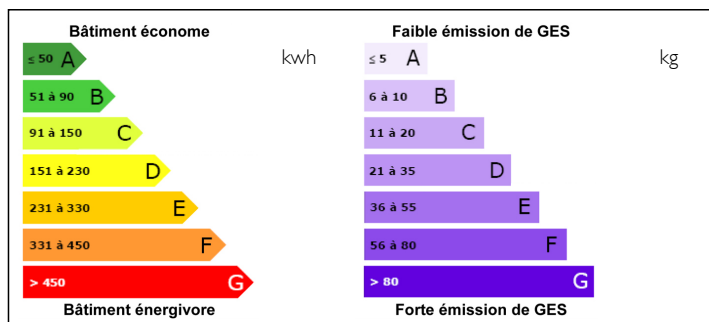
INFORMATION

Town:	Saint-Geyrac
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	212 m2
Plot Size:	72 m2

IN BRIEF

Sale of business Bar Pizzeria and 4 guest rooms on the 1st floor, all with a surface area of 212m2. Possibility of living on site in addition in an apartment retaining character features and 2 bedrooms of 84m2 on the 2nd floor. (rent of 400€ per month extra). Located at the entrance to the village, close to the village hall. This business still has potential for development, as the 4 bedrooms on the first floor are currently used for private purposes. This business still has potential to develop, because the 4 guest rooms are currently used for private use. The potential for development is real because the establishment is currently only open for evening service. It is also possible to develop a small grocery store activity, selling FDJ tobacco according to specifications. The business is in excellent condition, and there have been multiple recent works, such as the installation of heat pumps.

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

This property has bags of period features. It is in fact in the old redeveloped municipal school that you will discover this business used as a pizzeria bar.

Good location on main road giving both accessibility and visibility.

The property is located in the heart of tourist Périgord, full of prehistory and castles, on an axis which provides access to Rouffignac and its cave of 100 Mammoths ; and to the Herm castle made famous in the novel "Jacquou le Croquant" by Eugène le Roy, and currently being restored. Les Eyzies and Montignac-Lascaux are less than half an hour away.

The commercial lease includes the right part of the building and the central part up to the 1st floor. Monthly rent of €600

It is the village community center which currently occupies the left part.

212m² of total surface area.

You can continue the activity straight away, because furniture, kitchen equipment and accessories are included in the sale of the business.

The commercial lease includes on the ground floor:

- An 85m² bar restaurant room
- An 18m² kitchen
- 5m² toilets
- A reserve of 6m²
- Outside an open terrace of 72m²
- 4 bedrooms with bathroom and toilet on the 1st floor with a total area of 98m²

The rooms are accessed through a separate entrance, as through the restaurant.

The original wooden staircase from the old school provides access to the upper floors, with solid wood flooring. On the first floor there is a landing serving the 4 ensuite bedrooms.

This landing also leads...

NOTES