

Bar/Restaurant with studios, and 70m2 to renovate lots of potential!



## INFORMATION

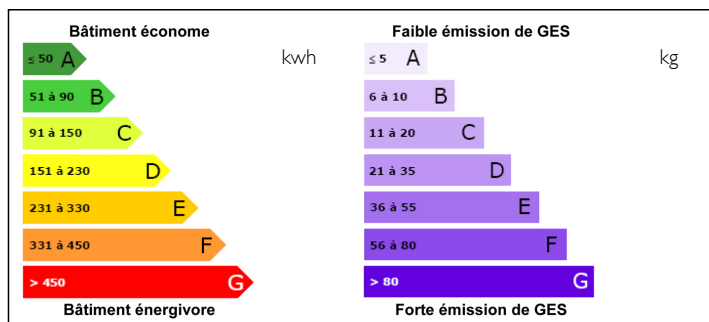
|             |                |
|-------------|----------------|
| Town:       | Nérac          |
| Department: | Lot-et-Garonne |
| Bed:        | 3              |
| Bath:       | 5              |
| Floor:      | 460 m2         |
| Plot Size:  | 0 m2           |

## IN BRIEF

Large stone building of 460m2 by the river with bar/restaurant and studios and large area to renovate. Lots of potential



## 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

Large bar restaurant with professionnel kitchen and toilets on thé around floor of this lovely stone property.

On thé first floor there are 3 studios and 70m2 to renovate.

Large attic area of 200m2 to renovate.

Idéal project for a restaurant, réception rooms, concert.

Possibilité to buy a licence IV (alcohol) and professional restaurant equipment.

Gas and electric heating.

In a good state of repaire.

## LOCAL TAXES

**Taxe foncière: 4222 EUR**

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES