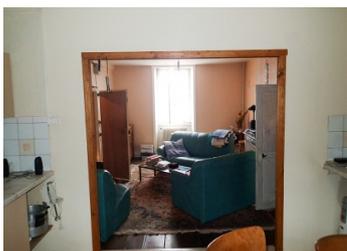


OPEN TO OFFERS ALL OFFERS CONSIDERED Former FREEHOLD Bar, Restaurant, owners accommodation, letting apartment, garden.



## INFORMATION

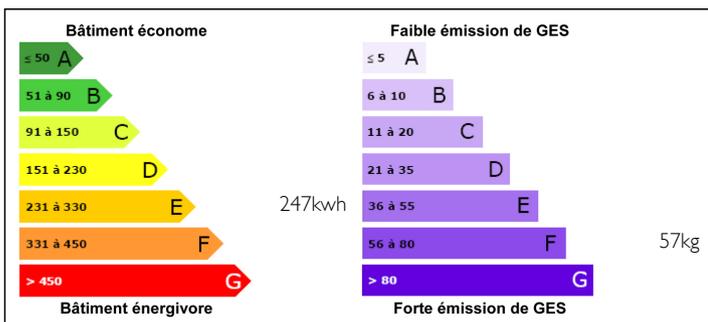
Town:	LE DORAT
Department:	Haute Vienne
Bed:	8
Bath:	4
Floor:	451 m2
Plot Size:	960 m2



## IN BRIEF

Situated in the historic town of Le Dorat this once lively Freehold bar attracted a large clientele. There is plenty of accommodation as both the bar and restaurant space have separate living quarters plus there are 3 garages, a storage room and a lovely garden behind the property.

## 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

The bar and restaurant area are situated on the ground floor along with a cloakroom, waiting area and kitchen area. The separate restaurant space could be rented out and provide additional income. In addition there are food storage rooms, plus a bar preparation room which also acts as a reception area. One side of the property has two bedrooms and a bathroom, the other much larger side has five bedrooms, two bathrooms, an office, and an owners apartment with kitchen/diner, lounge, bathroom and double bedroom. This side could become a B&B. Both Limoges and Poitiers airports are easily accessible as are road and TGV links to Paris and the UK.

This area of France is ideal for enjoying outdoor activities such as walking, cycling, fishing, water sports and bungee jumping from the town's viaduct, as well as taking in many of the historical towns and villages surrounding Le Dorat. Futuroscope and the UNESCO World Heritage site of the church abbey at St Savin are just some of the attractions this area has to offer.

## LOCAL TAXES

**Taxe foncière: 800 EUR**

## NOTES