

Commercial building (restaurant/bar/events) outdoor terrace, large parking. roadside Périgueux 19km (Dordogne)

EXCLUSIVE



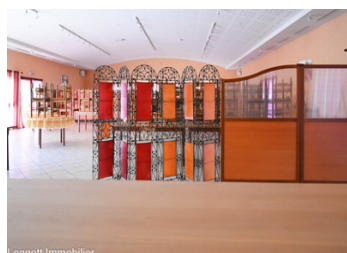
Leggett Immobilier

## INFORMATION

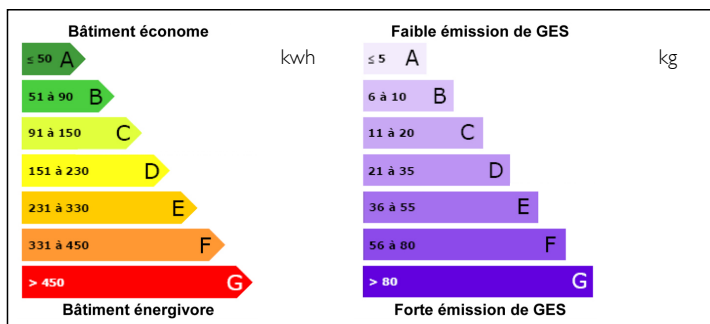
Town:	Saint-Crépin-d'Auberoche
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	350 m2
Plot Size:	5000 m2

## IN BRIEF

Interesting opportunity for bar / restaurant or events /conference meetings venue. Could offer space for offices, storage boxes etc Premises may present other opportunities in view of situation, space, condition and facilities. Located in the Perigord countryside, this building has a restaurant vocation and benefits from a large spacious and bright main room for a maximum of 200 seats and an equipped kitchen. It offers a large terrace outside as well as a big parking space with very good access to the road. The equipment is complete and well maintained, so it will interest the new potential owners. Enjoying an excellent location set back from a main road and 19kms from Périgueux the restaurant could attract local, tourist and passing clientele.



## 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

Building (2004 build) ground floor access to restaurant room / receptions 234m2

Toilets with access for person with reduced mobility 36m2

Kitchen area

Hot Preparation Area 31m2

Cold preparation Area 14m2

Dishwashing area 16m2

Storage 14m2

Outside Gas tank

Three-phase electricity meter 37kwh (yellow tariff)

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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