

Renovated barn (working restaurant) with outbuildings roadside location favours business/offices (Dordogne)

EXCLUSIVE



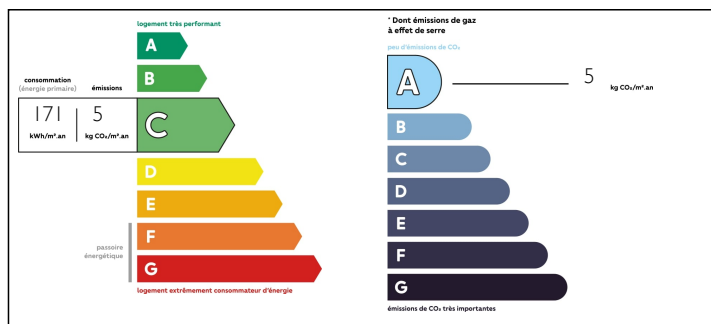
INFORMATION

Town:	Terrasson-Lavilledieu
Department:	Dordogne
Bed:	1
Bath:	2
Floor:	278 m2
Plot Size:	11344 m2

IN BRIEF

Property is composed of a large renovated barn with large reception room (daily restaurant with great financials) Included in sale are restaurant equipment/furniture . Roadside location of buildings and large parking area offers scope for alternative use such as offices, commercial space etc . Property has a large 1bed apartment upstairs with private access to separate south facing terrace outside, second barn, pigsty, outbuildings. All on a large plot of 1ha in part (4000m2 approx) constructible with separate road access . Planted partly trees, walnut grove with annual income.

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

Renovated barn
 Large open room 129m²
 Kitchen 26m²
 Toilets with disabled access 20m²
 Laundry area
 Apartment separe consists of
 Italian equipped kitchen/dining room 29m²
 Living room 30m²
 Upper level
 Bedroom 31m²
 Dressing room / Bathroom with wc 27m²
 Outside
 South facing terrace
 Barn 80m²
 Shelter
 Pigsty / chicken coop area
 Large terrace
 Dependance
 Plot of land with 4000m² constructible with
 separate access
 Walnut grove (annual income)
 Brive la Gaillarde 20ms
 Lac de causse (water sports /cycle-running trail
 15ms
 Limoges airport 1hr15
 Bergerac Airport 1hr15
 Brive Nespouls airport 20ms
 Bordeaux 2hrs

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

NOTES