

Up and running Bar and Restaurant situated within the beautiful Dordogne countryside

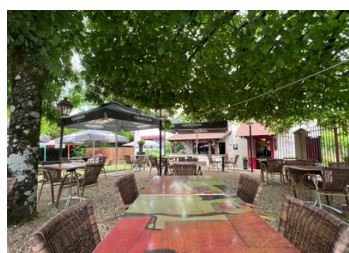


## INFORMATION

Town:	Saint-Estèphe
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	124 m2
Plot Size:	7510 m2

## IN BRIEF

This fabulous business has the capacity for 30 covers inside and 60 covers outside on the terrace plus a large bar area and a pool table and is sold with a Licence IV.



## ENERGY - DPE



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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

Business for Sale: Bar and Restaurant and the building

This thriving establishment presents a fantastic opportunity to acquire a well-established Bar and Restaurant with a reputation for hosting special music events throughout the year. Boasting a great location in the heart of the countryside, this business is now available for sale, offering an excellent chance for entrepreneurs looking to make their mark in the hospitality industry.

The property features a charming Terrace area, providing ample seating for up to 60 guests. Conveniently, there is a dedicated hatch on the Terrace, allowing customers to place orders without needing to enter the main indoor space. This seamless connection ensures efficient service flow, enhancing customer satisfaction.

## NOTES

Step behind the bar, and you'll discover a fully equipped setup designed to meet all your operational needs. The bar area is fitted with top-of-the-line amenities, while the commercial kitchen features stainless steel appliances and spacious work tables. From ovens and gas hobs to fryers and plate warmers, the kitchen is fully equipped to handle all your culinary requirements. It also includes a convenient hand sink and extractor fans, ensuring a well-functioning and safe environment. All of this overlooks the inviting Terrace, creating an ideal setting for culinary creativity.

The premises also offer additional essential features, such as walk-in fridges, washing up areas, storage facilities, and a spacious cellar to accommodate all your beverage needs, including beer pumps. With these amenities in place, you'll have everything necessary to smoothly run your operations.

Within the restaurant area,...