

Leasehold - Café - Central location in a typical village. Great potential for development.



## INFORMATION

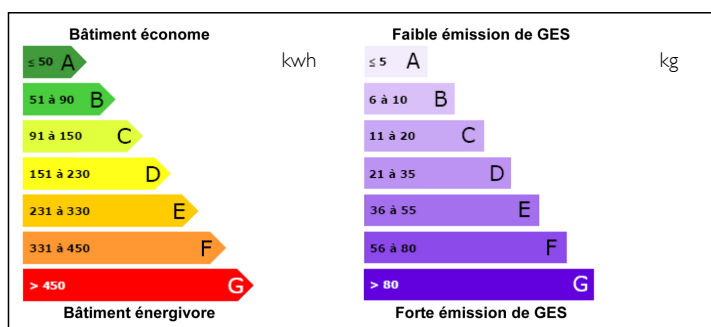
Town:	Saint-Pardoux-la-Croisille
Department:	Corrèze
Bed:	0
Bath:	0
Floor:	80 m <sup>2</sup>
Plot Size:	90 m <sup>2</sup>



## IN BRIEF

Just a few kilometres from Marcillac-La-Croisille, this café is a must for many regulars. The room (50m<sup>2</sup>) is currently used as a second-hand shop, but can accommodate 50 covers if it is used as a restaurant. The terrace (80m<sup>2</sup>) gets a lot of use (especially in summer with its many shows and concerts). The restaurant would require additional investment, particularly to equip the kitchen and dining room.

## 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

Nice location for this café. A restaurant activity will require an obvious investment (refurbishment and kitchen).

Surface area :

Counter room: 23m<sup>2</sup>.

Restaurant room: 50m<sup>2</sup>

Kitchen area: 15m<sup>2</sup>

Storage room: 8m<sup>2</sup>

Separate shed: 22m

Terrace: 80m<sup>2</sup>.

Gas central heating (tank) and fireplace in the counter room, double glazing and electric roller shutters.

This establishment is located in a rural regeneration zone (ZRR) and the rent is €200/month.

Accommodation is not included in the sale, but it is possible to rent the house from the owner.

All the information you need is available on request.

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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