

Successful village bar/restaurant/b&b business, with events hall, 4 bedroom apartment, garden and parking.



## INFORMATION

Town:	CHAMPSAC
Department:	Haute Vienne
Bed:	8
Bath:	5
Floor:	455 m2
Plot Size:	1223 m2

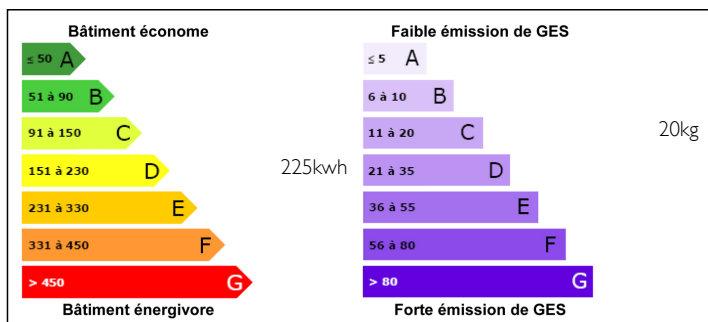


## IN BRIEF

Due to retirement the longstanding owners of this successful business are selling both the property and the established business in the centre of this pretty village in the Perigord-Limousin national park.

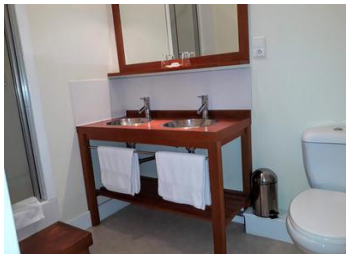


## ENERGY - DPE



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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

The business offers an events hall regularly used for craft fairs, bowling, and all sorts of local events. A busy bar-restaurant, 4 en-suite bed and breakfast rooms, (one needs finishing renovating), and the regular tabac business for the community.

The property is divided over 3 floors, the ground floor for the bar-restaurant and events, the 1st floor for the bed and breakfast rooms, the top floor houses a private 4 bedroom apartment currently lived in by the proprietors. To the front there is a sunny terrace and parking for 5 - 6 cars, to the side further private parking in the gravelled courtyard with a covered barn area and single garage, and to the rear the private garden, a total plot size of: 1313 m<sup>2</sup>.

You enter into a hallway, & to the right is the bar area with tables and chairs for food, behind this is the kitchen, the washing up room and office. To the right doors lead into the 170 m<sup>2</sup> events hall with wooden flooring and w.c.

Returning back through the entrance hallway you go into the main dining room with open fireplace a large table for private dining events. Off of this is the inner hallway with beautiful staircase, and behind the stairs another w.c. then leading through to the laundry room, a storage room, the walk in refrigerator room, and you are full circle back to the main entrance.

On the first floor a...

## LOCAL TAXES

**Taxe foncière: 1558 EUR**

## NOTES