

Bar/Pmu/Presse with 3 bedrooms upstairs accomodation ideally located on the main square with parking spaces. "Le Trotteur" is renowned for its friendly and correct atmosphere

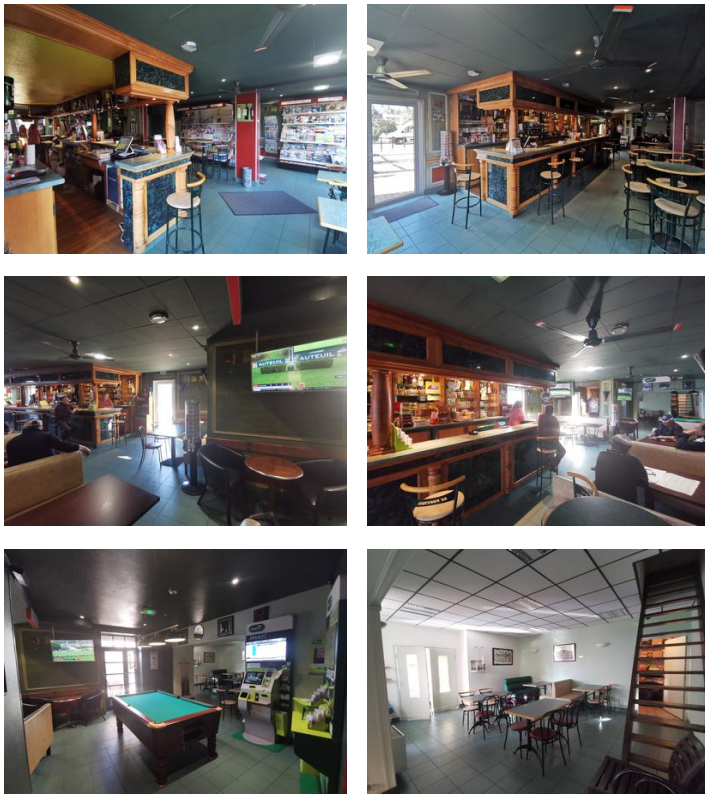


## INFORMATION

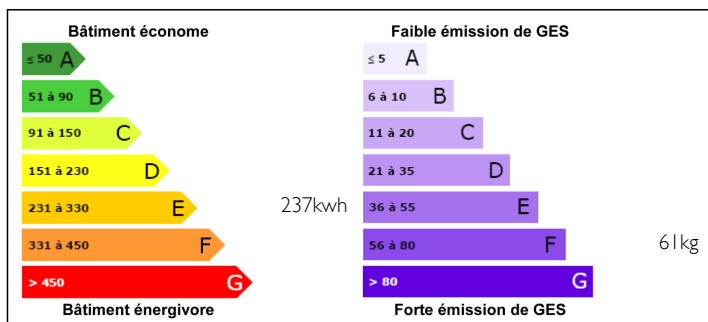
Town:	NONTRON
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	350 m2
Plot Size:	0 m2

## IN BRIEF

Bay Window to the east terrace and quiet larger west terrace close to kitchen. GOS 35k€. The Press Point has just been created. A reorganization of the spaces could be envisaged: Pmu, Billiards, Press are modular. Bar/Pmu/Presse with 3 bedrooms upstairs accommodation. See 2d/3D floorplan link on Leggett website for all pictures. Ideally located on the main square with parking spaces. Bay Window to the east with terraces overlooking the town hall square and a beautiful terrace facing west, quiet on kitchen side. "Le Trotteur" is renowned for its friendly and correct atmosphere ; The access to the luminous function housing, type T4 (3 bedrooms), located above, could be independent. The restaurant part, in the dining room or on the terrace, is to be developed: the location is central but quiet and with parking spaces. Open every day except Wednesday and Sunday afternoons, there are no employees. Owners took over...



## 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

Located in the capital of the Périgord Vert, halfway between Périgueux and Angoulême. Renowned for its knife festival, Nontron is the centre of the community of communes of Périgord Nontronnais with 15,000 inhabitants. There is a market well frequented above all by the inhabitants, the tourist season lasts 10 weeks. Employment attracts young people leaving Bordeaux to take up positions of responsibility either in the many supermarkets or in luxury companies. They are well established and are currently modernising their production tools. The workforce is therefore qualified, the land is accessible and the rental offer is being modernized. Agglomeration also attracts young people seeking to develop permaculture for the market. This is the general atmosphere that awaits the new owners. Bar/Pmu/Presse ideally located on the main square with parking spaces. Bay Window to the east with terraces overlooking the town hall square and a beautiful terrace facing west, quiet on kitchen side. "Le Trotteur" is renowned for its friendly and correct atmosphere; the owners took over the business 7 years ago, they are passionate about horseracing. It is time for them to develop another project. The Press Point has just been created. A reorganization of the spaces could be envisaged: Pmu, Billiards, Press are modular. The access to the luminous function housing, type T4 (3 bedrooms), located above, could be independent. The restaurant part, in the dining room or on the terrace, is to be developed: the location is central but quiet and with...

## NOTES