

A fantastic opportunity to buy a restaurant, bar and apartments in the heart of the Perigord National Park



INFORMATION

Town:	Abjat-sur-Bandiat
Department:	Dordogne
Bed:	8
Bath:	5
Floor:	430 m2
Plot Size:	480 m2

IN BRIEF

Modernised commercial kitchen, large dining room, two bars, 4x 1 bed apartments and 1x 2 bed Apartment. License 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

Very well situated in the centre of Abjat sur Bandiat. This is a popular village with a year round clientele, in addition to the influx of tourists staying in the gites, campsites and hotels of the surrounding area. Anyone driving through the village sees the restaurant, which is situated in a pretty square next to the village church.

A sunny terrace in front of the restaurant with 30 covers is a great spot for eating out. There is ample car parking. The kitchen, storage and cold rooms have been recently updated and are fully compliant with the current regulations. All the necessary equipment for running a restaurant can be included in the sale - kitchen appliances and cookers, cookware, table ware, glassware, tables, chairs... the list is long! The total assets of the business are well over 100,000 euro's at cost.

NOTES

Entering the restaurant from the terrace, there is a cosy bar with several tables. This again, has been updated and a modern till system put in place to pass orders directly to the kitchen. Heading through into the spacious dining room, which has space for 50 covers. To one side is a further dining room, which is currently unused. To the other side there is a side room and then male and female toilets. To the rear of the dining room is the second bar, not currently in use. Behind this is the kitchen, cold room and storage areas. The kitchen has all the...