

Property with rental income and a flat available for living in a pretty tourist village.

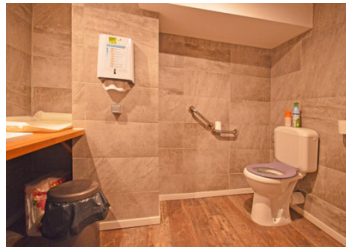


## INFORMATION

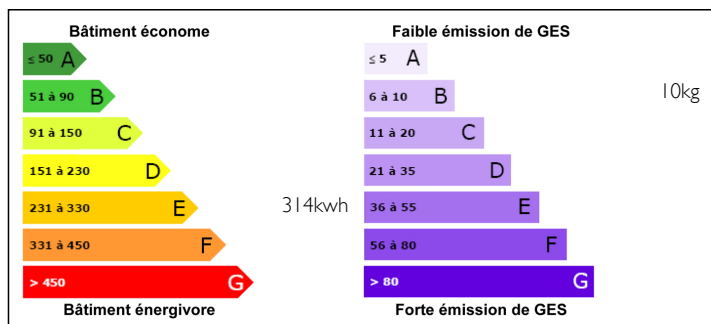
Town:	Tourtoirac
Department:	Dordogne
Bed:	2
Bath:	3
Floor:	140 m2
Plot Size:	0 m2

## IN BRIEF

A fantastic business opportunity offering year round income from 2 income streams in a pretty riverside village that is a tourist venue, with a school, mini supermarket and boulangerie. The property consists of rental income from a popular ground floor restaurant that opens onto a fabulous square, two upstairs apartments (one is free so can be lived in) and potential to develop a third apartment for extra income or live-in accommodation.

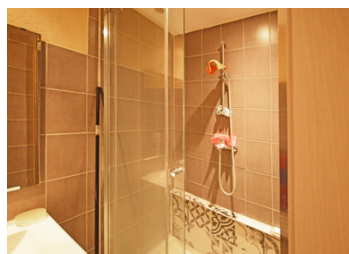


## ENERGY - DPE



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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

Opportunity for year round double income stream. 10kms from Hautefort. Popular restaurant in a great location with parking, terrace and two one bedroom apartments with potential to develop a third apartment for extra income or owner's accommodation.

Rented restaurant with reception/bar area (20 m<sup>2</sup>), two interior dining areas (16 m<sup>2</sup> and 32 m<sup>2</sup>). Fully fitted kitchen (12 m<sup>2</sup>) with separate food preparation room with direct access for food deliveries) and stock room (12 m<sup>2</sup>). Cloakroom (2 m<sup>2</sup>) and WC (1.5 m<sup>2</sup>). The restaurant is fully compliant and benefits from loyal local clientele and passing tourist trade.

First floor landing (10 m<sup>2</sup>) including laundry area and access to apartments

## NOTES

### Apartment 1

Living/dining room (13 m<sup>2</sup>) with kitchenette area (2.5 m<sup>2</sup>)

Bedroom (15 m<sup>2</sup>) with feature stone wall and village views

Shower room with hand basin (2 m<sup>2</sup>) and separate WC (1.5 m<sup>2</sup>)

### Apartment 2

Living room/kitchen (16.5 m<sup>2</sup>)

Bedroom (11 m<sup>2</sup>) with village views

Shower room with hand basin (4.5 m<sup>2</sup>) and separate WC (1.5 m<sup>2</sup>)

Store room (45 m<sup>2</sup>) with wooden stairs to attic with floor space of 90 m<sup>2</sup> - ripe for conversion into one apartment on two levels or 2 apartments.

The property has electric heating throughout, double glazing and benefits from mains drainage. The village has lots of lovely walks, a popular summer art and music programme and regular brocantes/vide grenier. There are lots of nearby tourist activities - horse riding, kayaking, hot air