

CURRENTLY UNDER OFFER .Gorgeous family run Bed and Breakfast and Restaurant with swimming pool!



INFORMATION

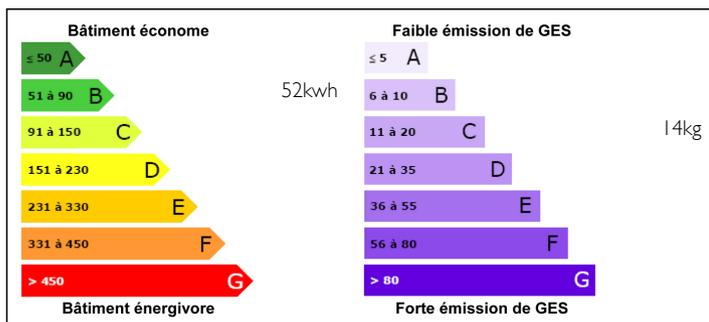
Town:	VERTEILLAC
Department:	Dordogne
Bed:	10
Bath:	11
Floor:	350 m2
Plot Size:	1067 m2



IN BRIEF

This is a beautiful spot for this excellent business opportunity. In a tiny ancient stone built village, this property is an up and running chambre d'hotes ! There's a beautiful restaurant, professional kitchen, reception area and plenty of guest parking. Grow you own vegetables in the dedicated vegetable garden. There's a beautiful swimming pool and terraced area for dining al-fresco in the long warm summers!

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

This Bed and Breakfast / Restaurant, originally built in the 17th century, is a relaxed family-run business and restaurant set in the ancient hilltop village. Just over an hour from the airports of Bordeaux and Bergerac and 30 minutes from Angouleme train station.

The 7 en-suite bedrooms are complete with original oak beams and period furniture, having been lovingly refurbished in 2007, with every room having a magnificent view over the rolling countryside.

7 en-suite rooms

Fully fitted commercial kitchen

30 seater restaurant

Terrace with seating for approx 40

Large enclosed swimming pool

2 bedroom owners accommodation + Self contained 1 bedroom apartment

Large vegetable garden

Please feel free to contact me more for more information.

Business Operation

Years established: 35

OWNERS' ACCOMMODATION

ENTRANCE HALL - 8.47m²

BEDROOM 1 - 14.28m²

SITTING ROOM - 15.98m²

BEDROOM 2 - 11.33m²

SHOWER ROOM - 5.20m²

KITCHEN - 6.2m²

STUDIO APARTMENT

28.4m²

This is a life changing opportunity. Are you ready to live the dream??

LOCAL TAXES

Taxe foncière: 2141 EUR

Taxe habitation: 205 EUR

NOTES