

Black Perigord - Business - Tea room / Restaurant.



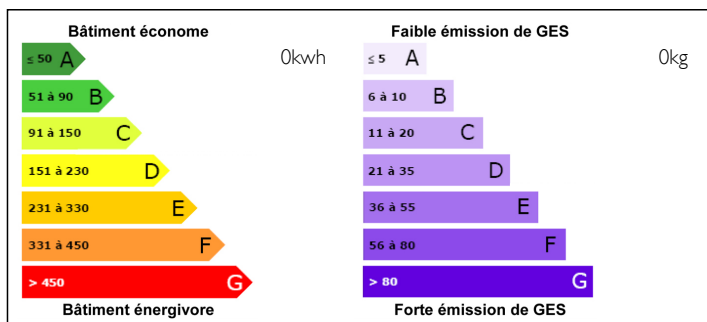
INFORMATION

Town:	ST CYPRIEN
Department:	Dordogne
Bed:	1
Bath:	0
Floor:	70 m2
Plot Size:	0 m2

IN BRIEF

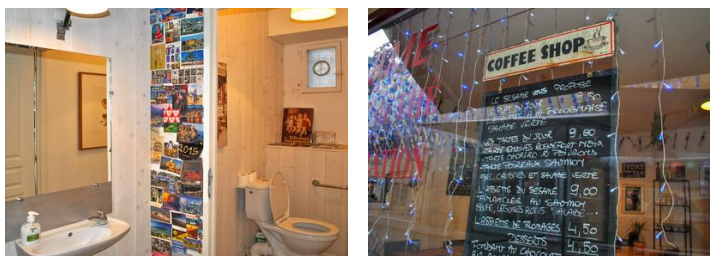
Good will of a tea room/restaurant in a touristic village in the Dordogne valley. 35m² room, equipped kitchen, toilets, terrace, storage area. Home cooking with quality local produce to take away or to eat on the spot.

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 tea room - restaurant works all year round with a loyal clientele composed mainly of locals as well as tourists in season, This establishment with shabby chic decoration has a room of 35 m2 opening on to an equipped kitchen and toilets with washbasin, with outside a terrace of about 15 m2.

In the basement there is an area of 35 m2 for storage.

This business offers an existing good turnover, with a pretty good profitability.

Activity can be further developed if opening the evenings for instance.

The turnover, the EBITDA and the details of the last balance sheets will be communicated on request.

Located in the heart of the Périgord Noir in Dordogne, in a very touristic and lively village less than 50kms from Bergerac and its international airport.

NOTES