

Multiple commercial possibilities in this peaceful location near the Lac de Montbel



## INFORMATION

Town:	Rivel
Department:	Aude
Bed:	3
Bath:	1
Floor:	644 m2
Plot Size:	7790 m2

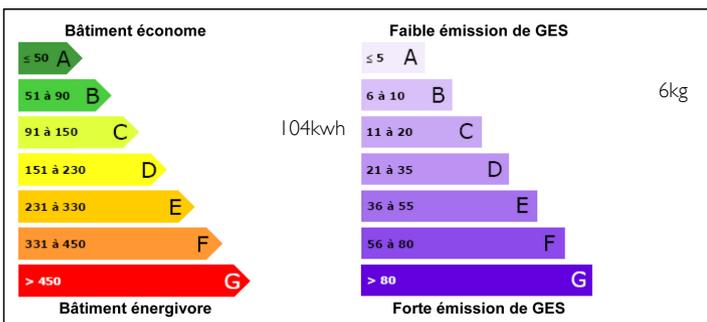


## IN BRIEF

This beautiful property, nestled in the countryside near the Lac de Montbel offers a range of commercial possibilities from dining to banqueting, weddings, events or conferences. A well presented three bedroom house provides comfortable accommodation and the 544m2 of commercial buildings are in perfect condition to get started straight away or can be adapted depending on your needs.



## 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

The property sits amongst fields, woods and rolling hills just outside the village of Rivel not far from the larger town of Chalabre with shops, a school and doctors. The Lac de Montbel is a few kilometres away and the mountains of the Pyrenees to the south.

There is a modern and comfortable three bedroom house, including a well presented kitchen, bright living area and terrace overlooking a large garden.

The commercial part of the property comprises a spacious bar area with a large, fully equipped commercial kitchen and multiple storage rooms. There is a large room to one side with space for dining and an impressive hall with high ceilings, and doors onto the terrace on the other. This would be ideal for hosting events or offers the possibility to create guest accommodation.

The property comes with a full bar licence (licence iv) and is fully compliant with all necessary regulations.

Outside there is a large gravelled parking area as well as a mini-golf and terrace for outside dining.

If you are looking to set up a successful business in the South-West of France this property is the perfect place to start.

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>