

Successful turn key Restaurant right in the heart of Montignac-Lascaux, highly sought after location.

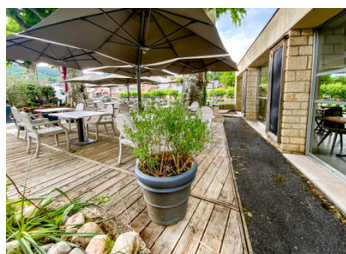
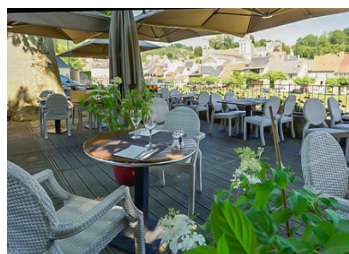


INFORMATION

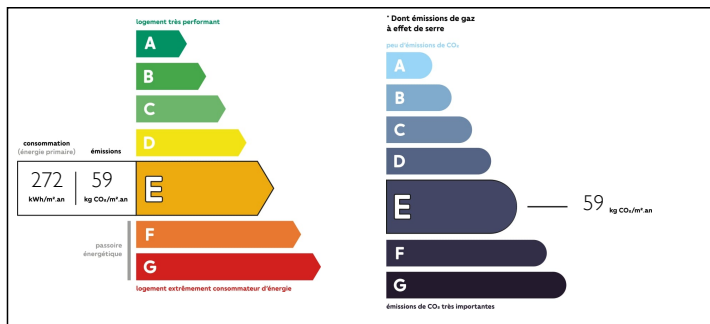
Town:	Montignac
Department:	Dordogne
Bed:	0
Bath:	2
Floor:	120 m2
Plot Size:	56 m2

IN BRIEF

A rare opportunity to purchase this existing successful restaurant and house located in the heart of Montignac and less than 800m from the Lascaux IV. It's present owners have turned over healthy accounts for 19 years. Enviably location with panoramic views across the Vézère river - all amenities within walking distance, if you are looking for a way to have a new life in France, this would be it!



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

Occupying central location in Montignac which draws in thousands of visitors annually through not only its main attraction of the Lascaux Caves, but also various festivals, this successful restaurant is an opportunity not to be missed!

The restaurant itself has lent to superb reviews and the whole establishment is sold in good standing.

Riverside setting with outside terrace seating area of 100 m2 and inside main restaurant area of 120 m2. Bar area and fully equipped professional catering kitchen is also included in the sale.

The sale is for the business including the ground level building only. The attached house can also be purchased, please see my portfolio more details.

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

NOTES