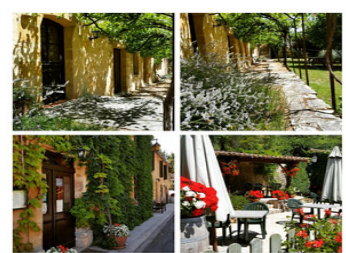


Character property in Périgord with restaurant, guesthouse and apartments, strong development potential

EXCLUSIVE



INFORMATION

Town:	Montferrand-du-Périgord
Department:	Dordogne
Bed:	9
Bath:	7
Floor:	411 m ²
Plot Size:	2560 m ²

IN BRIEF

Stone house in Périgord with exposed beams, operated for over 30 years as guesthouse and restaurant. Includes a 50 m² dining room (30 seats) with terrace for 20, professional kitchen with license IV.

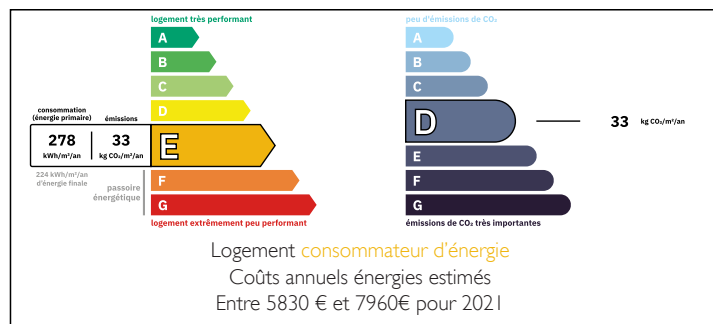
Accommodation offers 5 guest rooms with private bathrooms, lounge, shower room, and a studio to finish.

Two apartments complete the property: a 90 m² manager's apartment with 3 bedrooms and spacious living areas, and a renovated 86 m² apartment with suite and large living room.

Wine cellar, laundry, office, parking, garden with terrace and pool-ready area, plus a 70 m² annex to convert.

Roofs in good condition, double glazing, gas heating,

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.



NOTES

DESCRIPTION

Typical Périgord stone house with exposed beams, this property exudes authentic charm. Operated for over thirty years as a guesthouse and restaurant, it represents a rare opportunity to take over and further develop. The restaurant includes a dining room of about 50 m² seating 30 guests, extended by a large outdoor terrace with 20 additional seats. A fully equipped professional kitchen with storage and a license IV ensures smooth continuation of the activity.

The accommodation offers five comfortable guest rooms, each with private shower room, a shared lounge, and an independent shower room with separate toilets on the ground floor. A 26 m² studio remains to be completed, providing extra potential. Two apartments complete the property: a 90 m² manager's apartment with three bedrooms, a living room, bathroom, and spacious open-plan kitchen/dining area, and a renovated 86 m² apartment with a large en-suite bedroom, bathroom, bright living/dining room, and open kitchen.

Additional features include a wine cellar, a fully equipped laundry room, and a reception/office space. Outside, a large parking area welcomes guests, while a 70 m² annex near the terrace can be converted into a restaurant hall or guinguette. The landscaped garden, with terrace, offers a pleasant setting and includes a pool-ready area.

The property is connected to mains drainage, benefits from gas heating and double glazing in the apartments. Roofs are in good condition, and a fire safety system is installed. A loyal and serious clientele is already established, and the location, just minutes from...