LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35887LAL24 Price: 377 100 EUR

agency fees included: 8 % TTC to be paid by the buyer (350 000 EUR without fees)

Well-placed bar-restaurant in historical Dordogne village















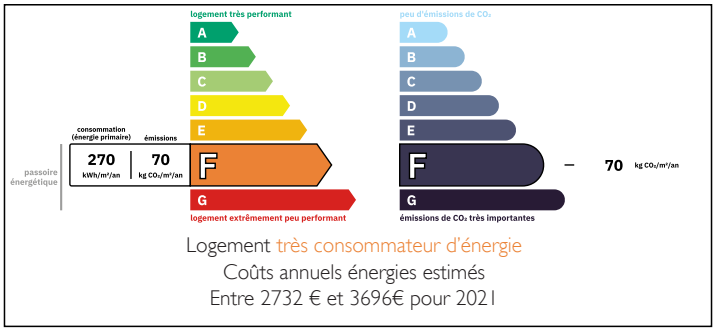
INFORMATION

Town:	Bourdeilles
Department:	Dordogne
Bed:	9
Bath:	3
Floor:	308 m2
Plot Size:	104 m2

IN BRIEF

Bar-restaurant and potential 6-bedroomed hotel right in the centre of a Dordogne village next to mediaeval castle attracting many visitors. Terrace with 60 places. Restaurant with 35 covers. The village has weekly markets and is a popular tourist destination.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2732 € et 3696€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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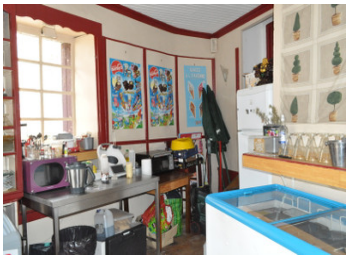
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DESCRIPTION

The property consists of a restaurant and bar, and there's also a hotel with 6 bedrooms which needs restoration.
Bar-restaurant: On the ground floor: Bar: 41.58m2 fully equipped. Restaurant: 55m2 , seats 35 people. Outside terrace: seats 60 people. Kitchen: 16.48m2, fully equipped with gas cookers and ovens, preparation table, grill; wash-up area; ice-cream parlour (14.4m2) with freezer; laundry room: 4m2; W.C.. On the first floor: landing (7m2); lounge-living room (38.16m2); bedroom (21.6m2); bathroom (4.56m2); W.C. On the second floor: landing; lounge-living room (38m2); bedroom (21.6m2); bathroom (4.56m2); W.C. Hotel: six ensuite bedrooms. W.C. requires restoring. Oil-fired central heating. Mains drainage.

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

NOTES

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