LEGGETT
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Ref: A41261CGI24 Price: 749 000 EUR

agency fees to be paid by the seller

Profitable Périgord guesthouse & restaurant, turnkey business with 30 years of success

EXCLUSIVE







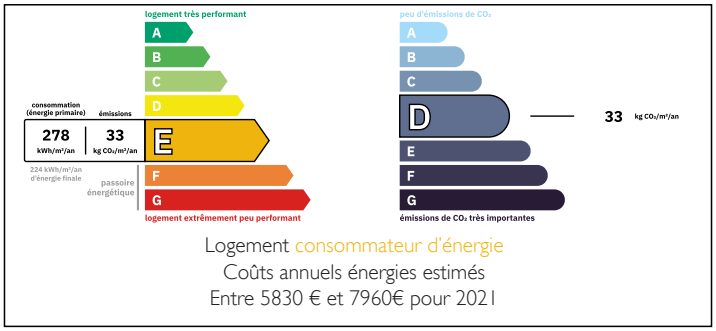








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5830 € et 7960€ pour 2021

INFORMATION

Town:	Montferrand-du-Périgord
Department:	Dordogne
Bed:	9
Bath:	7
Floor:	411 m2
Plot Size:	2560 m2

IN BRIEF

This authentic Périgord stone house, operated for over thirty years as a guesthouse and restaurant, is a rare turnkey opportunity.

Combining rustic charm with profitability, it offers a loyal clientele and strong growth potential.

The 50 m² dining room seats 30 guests, extended by a terrace with 20 more places.

A fully equipped professional kitchen with storage ensures smooth operations.

Accommodation includes five comfortable ensuite rooms, a shared lounge, and a studio to be completed.

Two independent apartments, a wine cellar, laundry, and reception office add functionality.

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.

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NOTES

DESCRIPTION

This remarkable Périgord property perfectly combines heritage charm with business potential. Operated for more than thirty years as a guesthouse and restaurant, it represents a profitable turnkey business ready to continue its success story.

The main building, about 208 m², houses the restaurant facilities and two apartments. A 16 m² breakfast room and an 8 m² reception office welcome guests. The professional kitchen of 30 m², complemented by an 8 m² storage room, is fully equipped to sustain high-quality catering. The 50 m² dining room accommodates 30 guests, extended by a large outdoor terrace with 20 additional seats, ideal for summer service.

The 90 m² functional apartment includes three bedrooms of 11, 13, and 13 m², a 19 m² living room, a bathroom, and a spacious 27 m² living area with open kitchen. The renovated 86 m² apartment offers a 14 m² suite with a 12 m² bathroom, a bright 40 m² living/dining room, and a 20 m² open kitchen. These accommodations provide flexibility for family management or staff housing.

Additional facilities include a 20 m² wine cellar, a 20 m² equipped laundry, and a reception office. The adjoining guesthouse section, about 203 m², offers five bedrooms of 11, 11, 12, 16, and 16 m², each with private bathroom, plus a 12 m² shared lounge. A 26 m² studio remains to be completed, offering further potential for expanding the accommodation offer.

Outside, a spacious parking area ensures easy client access. A 70 m² outbuilding near the terrace can...