LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A43004SJM81 Price: 710 000 EUR

agency fees to be paid by the seller

Investment property in the heart of a stunning Mediaeval village. Bar / restaurant and 5 rental apartments.















INFORMATION

Town:	**Lautrec**
Department:	**Tarn**
Bed:	**9**
Bath:	**5**
Floor:	**600 m2**
Plot Size:	**50 m2**

IN BRIEF

Located in the heart of a medieval village ranked among the Most Beautiful Villages of France, this rare property combines a privileged living environment with strong professional potential.

The property includes a turnkey bar-restaurant and five independent apartments.

This configuration allows for the combination of commercial activity and rental income, with the option to live on site.

Set within a protected heritage setting benefiting from steady tourism, the property offers the opportunity to develop a business project while enjoying a sought-after quality of life, long-term attractiveness, and solid asset value.

Suitable for a lifestyle change, family-run operation, or strategic investment in a recognized and preserved location.

ENERGY - DPE

DPE blank.

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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LOCAL TAXES

Taxe foncière: **1136 EUR**

NOTES

DESCRIPTION

In the heart of a medieval village ranked among the Most Beautiful Villages of France, this rare property presents the opportunity to combine an ambitious entrepreneurial venture with an exceptional quality of life.

The fully equipped, turnkey bar-restaurant has the capacity to serve up to 120 covers and is ready for immediate operation. Alongside its dining activity, it also offers a curated selection of regional produce, highlighting local specialties and strengthening its connection to the surrounding terroir. Together, these complementary activities create a resilient and attractive business model, appealing to both a loyal local clientele and seasonal visitors.

The five independent apartments add considerable strategic value. They can provide owner accommodation, generate seasonal or long-term rental income, or support the development of a refined "restaurant with rooms" concept — enhancing the overall guest experience while increasing profitability. This flexible configuration enables the creation of a true destination venue, where hospitality, accommodation, and local lifestyle naturally converge.

The summer months are particularly vibrant, shaped by village life and hallmark events such as the Garlic Festival, the Bread Festival, and numerous cultural and community celebrations organized by local associations. This dynamic seasonal calendar ensures steady visitor traffic within an authentic and welcoming atmosphere.

Surrounded by striking countryside — sunflower fields, rolling hills, and unspoiled rural landscapes — the village lies within a region deeply influenced by Cathar history, adding cultural depth and heritage appeal to the setting.

This is a property for those who wish to establish a distinctive and successful...