

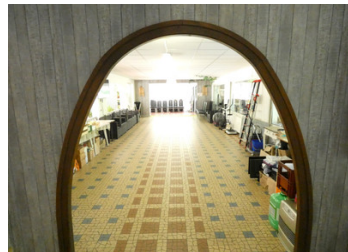
A rare find! Former bar-restaurant with living quarters and outbuilding. Stunning views over the Dordogne

EXCLUSIVE



## INFORMATION

Town:	Pleaux
Department:	Cantal
Bed:	8
Bath:	2
Floor:	414 m <sup>2</sup>
Plot Size:	16696 m <sup>2</sup>

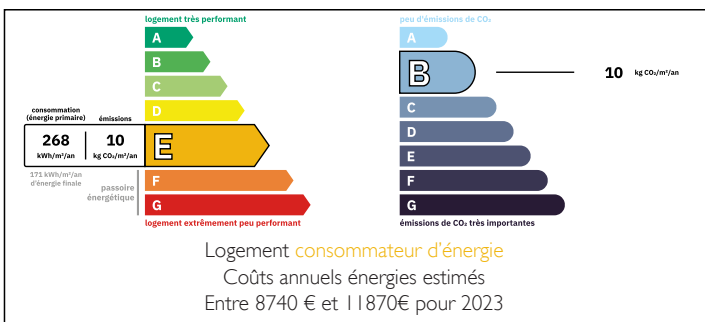


## IN BRIEF

Magical! Ideal for large families, guesthouse owners, catering professionals or simply those wishing to live in an exceptional setting, this property comprises a former bar-restaurant, a main house with 4 bedrooms and an outbuilding in need of renovation, also with 4 bedrooms. The 1.6-hectare plot offers direct access to the Dordogne for swimming or fishing, as well as a terrace, vegetable garden, shed and plenty of space to relax.

A must-see for lovers of exceptional properties!

## 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

PANORAMIC VIEW OF THE DORDOGNE - GREAT POTENTIAL - EXCEPTIONAL LOCATION:

Main residence with an adjoining former bar-restaurant:

Ground floor: 2 spacious rooms formerly used as a dining room, with floor-to-ceiling windows and a magnificent view (170m<sup>2</sup>), 1 bar area with a professional bar counter (50m<sup>2</sup>), 1 separate professional kitchen (30m<sup>2</sup>), 1 lounge (28m<sup>2</sup>), 1 office (24m<sup>2</sup>), a toilet and a shower room accessible to people with reduced mobility.

First floor: 1 shower room (5.7 m<sup>2</sup>), 4 bedrooms (9, 10, 11 and 15 m<sup>2</sup>) and a toilet.

Please note that the owners will be taking most of the furniture with them.

In the basement, there is a large vaulted cellar.

Terrace, 1.6 hectares of land with direct access to the Dordogne, a shed, vegetable garden, chicken coop and numerous relaxation areas.

Roofing: steel trusses + slate.

Septic tank to be brought up to standard.

Opposite, on the other side of the road, a house in need of renovation with, on the ground floor: 5 bedrooms (8m<sup>2</sup> + shower room, 2 of 9m<sup>2</sup>, 11m<sup>2</sup> and 13m<sup>2</sup>) and in the basement: a 30m<sup>2</sup> garage (2.4m wide door) and rooms used as a cold store, laundry room and workshop.

Septic tank to be brought up to standard.

The water supply is provided by filtered spring water.

A rare property situated 9 km from all amenities, 15 km from Mauriac (all amenities + hospital + A&E), 60 km from Aurillac (airport) and 90 km from Brive-la-Gaillarde airport.

Exceptional natural and historical surroundings (Gorges de la Dordogne, golf, hiking, boating, fishing,...)

## LOCAL TAXES

Taxe foncière: **3540 EUR**

## NOTES