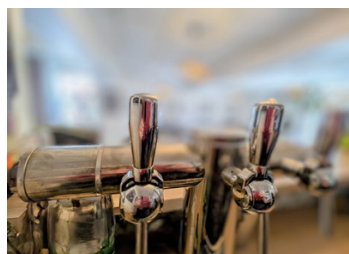


Confidential Sale – Bar, Restaurant & Village Grocery with Terrace Between Limoges and Brive



INFORMATION

Town:	Corrèze
Department:	Corrèze
Bed:	0
Bath:	3
Floor:	100 m2
Plot Size:	50 m2



IN BRIEF

A great opportunity to acquire a bar, restaurant and village shop, situated in a charming rural village between Limoges and Brive. Recently renovated and trading for approximately two years, the establishment offers 30 indoor covers and 24 outdoor covers during the season, a fully equipped air-conditioned professional kitchen, terrace, village shop and several complementary activities, with further potential for development.

ENERGY - DPE

DPE not required.

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

CONFIDENTIAL SALE – The exact address, financial information and approximate location will be provided upon request.

A great opportunity to take over a versatile business comprising a bar, restaurant and village shop, situated in a small rural village between Limoges and Brive.

The establishment has been recently renovated and has been operating for approximately two years. It benefits from tasteful, welcoming décor, creating a pleasant atmosphere for both local customers and passing visitors.

The restaurant offers 30 indoor covers and a further 24 outdoor covers during the season, together with a bar area, allowing the new owner to continue the existing village bar and restaurant activity while benefiting from the additional income provided by the shop.

The restaurant offers home-cooked food, including a workers' lunch menu and two à la carte dishes, providing a food offering suited to both the local community and passing trade.

The premises include a professional air-conditioned kitchen, with a number of items of equipment and fixtures included in the sale of the business.

A bread sales depot is already in place and could be continued by the new owner. There is also potential to develop a bakery activity within the premises, providing an opportunity to further expand the business.

An existing pastry-making activity is also already established, providing another complementary source of income.

The shop area, directly adjoining the restaurant, is currently operated as a village shop, providing an

NOTES