LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47789NE81 Price: 449 000 EUR

agency fees to be paid by the seller

Restaurant and building full of charm, an opportunity to create your own business in Lisle sur Tarn















INFORMATION

Town:	Lisle-sur-Tarn
Department:	Tarn
Bed:	3
Bath:	1
Floor:	417 m2
Plot Size:	236 m2

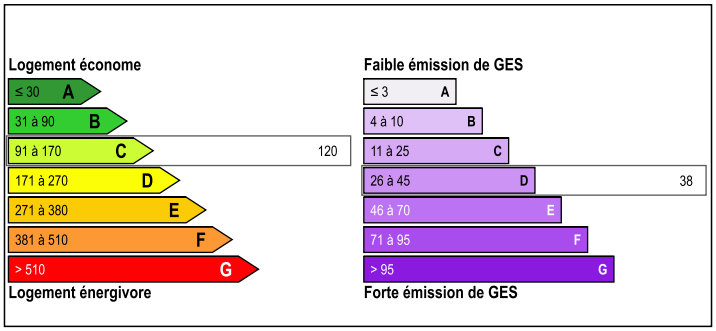
IN BRIEF

In the historic centre of the beautiful town of Lisle-sur-Tarn discover this fantastic opportunity to create your perfect French restaurant and more.

The building, with origins in the 13th century, has a successful restaurant on the ground floor, with a professional kitchen, two dining rooms and an intimate outside courtyard. On the first floor is an apartment with three bedrooms, ideal for owner or management accommodation. The second floor offers the opportunity to create additional living space; bedrooms for a B&B, additional apartments or other functional spaces. Finally, the top floor, with views over the town and surrounding countryside, would make a perfect spot for enjoying breakfast as the sun rises.

The restaurant has been run by the current owners for over 35 years and is one of the few eateries in a popular tourist town. It...

ENERGY - DPE



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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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DESCRIPTION

Discover this impressive building, steeped in history, in the heart of the pretty town of Lisle-sur-Tarn at the crossroads between Toulouse, Albi and Montauban. The property offers plenty of opportunities to build a successful business.

On the ground floor there is a traditional French restaurant, which has been run by the current owners for over 35 years. There are two spacious dining rooms each with comfortable space for around 20 covers. The highlight is a charming internal courtyard that backs onto the church with space for an additional 30 covers when the weather permits. A bar area, compact but practical professional kitchen with cold storage and customer toilets complete the ground floor. A cellar provides space for the many bottles of Gaillac the restaurant serves.

A wide traditional staircase leads to the first floor with a comfortable modern apartment, ideal for owner or management accommodation. There is a large living and dining room with a mezzanine office area and a separate kitchen. Three good sized bedrooms with built in storage are accessed from the main corridor plus a family bathroom and separate toilet. Beyond the bathroom is a passage above the restaurant courtyard below and a small room that is partly renovated.

The second floor offers the opportunity for a future owner to create their own project. There are currently four rooms, one large former living room with double height windows and views over the courtyard and church. These rooms need complete renovation but...

NOTES