URGENT in Padirac (Lot) – Former Hotel-Restaurant / B&B Business Opportunity







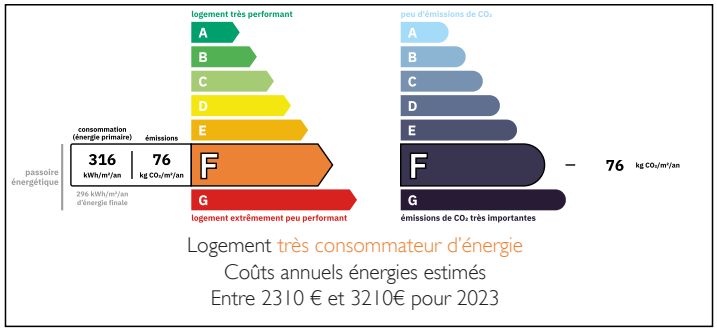








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Entre 2310 € et 3210€ pour 2023

INFORMATION

Town:	Lavergne
Department:	Lot
Bed:	6
Bath:	4
Floor:	120 m2
Plot Size:	961 m2

IN BRIEF

In a small village ideally located between Gramat and the Gouffre de Padirac, this former restaurant and B&B is ready to be brought back to life.

Having been closed for the past year, the main building offers a large 60 m² restaurant room with a bar and fireplace, as well as toilets. At the rear, there is a room previously used as a kitchen, another for washing-up, and two street-facing rooms allowing for easy deliveries.

Outside, there is a terrace, currently in need of renovation, with an outdoor bar, as well as a large parking area.

Upstairs, the restaurant has a comfortable four-room apartment comprising a large living room, bathroom and three generous bedrooms.

The second building is a barn with cellars/storage

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.

Ref: A48004NB46 Price: 141 700 EUR

agency fees included: 9 % TTC to be paid by the buyer (130 000 EUR without fees)







NOTES

DESCRIPTION

Located just 5 km from the Gouffre de Padirac and 14 km from Rocamadour, the property is in the heart of the Quercy, on a very popular tourist route with high visitor numbers during the season.

The village is lively all year round, and local residents miss their former bar-restaurant !

The restaurant has been closed for a year. The main building includes a 60 m² dining room seating approximately 40 guests, with its bar and fireplace, as well as toilets. A large car park provides ample parking for customers.

At the rear, there is a former kitchen, a separate washing-up area, and two street-facing rooms, making deliveries straightforward.

In the garden, the terrace, which requires renovation, has an outdoor bar, along with a large parking area.

The electrical installation, plumbing networks and heating system are already in place. The professional kitchen will need to be refitted, and the premises will need to be fully refurnished, as all the furniture and equipment were sold following the judicial liquidation of the previous business.

Upstairs, the restaurant has a spacious four-room apartment comprising a large living room, bathroom and three large bedrooms. A reversible air-conditioning system will need to be installed for heating and cooling.

The second building is a barn with cellars/storage areas on the ground floor and three bedrooms upstairs, each with its own shower room and WC, making it possible to restart a B&B activity with relative ease.

The buildings are structurally sound, and the business could reopen quickly following