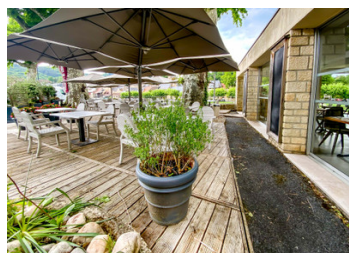


Black Périgord-Successful turnkey restaurant with 11 Bed building to refresh in the heart of Montignac-Lascaux



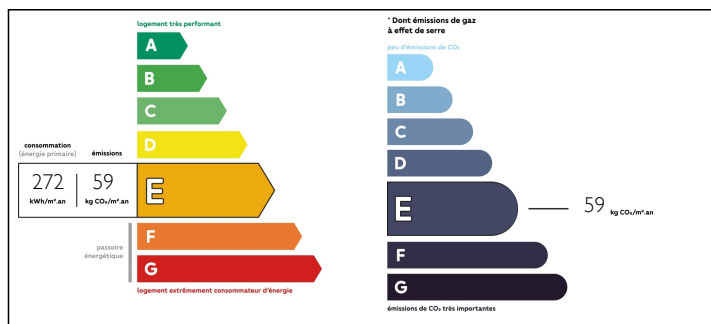
INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	11
Bath:	3
Floor:	342 m2
Plot Size:	56 m2

IN BRIEF

A rare opportunity to purchase this existing successful restaurant and house located in the heart of Montignac and less than 800m from the Lascaux IV. It's present owners have turned over healthy accounts for 19 years with just the food side of the business, there is a building attached that can be refreshed to turn this into a wonderful boutique hotel with 9 rooms to further expand on its business potential and a separate 4 room annexe that could be renovated to serve as an owner's accommodation. Envious location with panoramic views across the Vézère river - all amenities within walking distance, if you are looking for a way to have a new life in France, this would be it!

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

Occupying central location in Montignac which draws in thousands of visitors annually through not only its main attraction of the Lascaux Caves, but also various festivals, this successful restaurant is an opportunity not to be missed!

The restaurant itself has lent to superb reviews and the whole establishment is sold in good standing.

Riverside setting with outside terrace seating area of 100 m2 and inside main restaurant area of 120 m2. Bar area and fully equipped professional catering kitchen is also included in the sale.

Attached building - this can be accessed through the restaurant lobby or separate entrance.

All of the rooms need refreshing to maximise on the revenue of the property.

Original wooden staircase leads off the back of the entrance hall where the "annexe" apartment can be found on the left hand side off the small landing and stair well on the right leads to the rest of the floors.

The annexe: (level 2)

Room 1: 11.5 m2 door leading to "attic space" with exposed wooden eaves 46.5 m2 and a with small storage space of 7.3 m2

Room 2: 10.5 m2 with pedestal sink

Room 3: 10 m2 with pedestal sink & bidet

Room 4: 10 m2 with pedestal sink

Separate shower room & WC

Further up a few steps to the rest of level 2:

Room 1 & ensuite: 25 m2, ensuite 6.5 m2

Room 2: 19 m2

Level 3:

Room 1: 9.6 m2 with built in cupboards

Room 2 & ensuite: 9.6 m2 and 3.9 m2

Room 3 & ensuite: 10.6 m2 and 2.65 m2

Room...

LOCAL TAXES

Taxe foncière: 3486 EUR

NOTES