

Leasehold Bar/restaurant 105m2 with terrace and 2 flats.



## INFORMATION

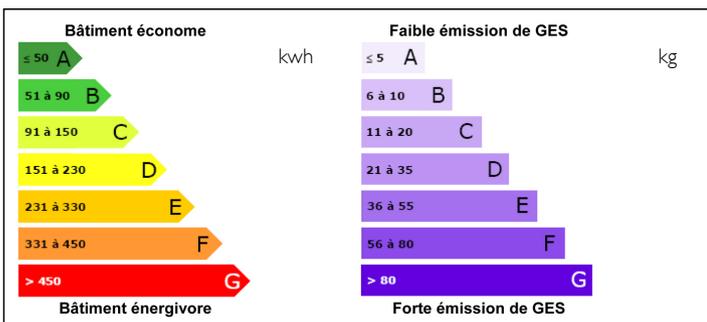
Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2



## IN BRIEF

Leasehold Bar Restaurant with licence IV In the heart of a small dynamic town, weekly market, all shops, little competition on this activity. The 104 m2 ground floor restaurant/bar premises can accommodate around fifty diners inside and this capacity can be doubled thanks to a shaded terrace in front of the establishment. There are also two beautiful, fully renovated flats with a large garden and 2 cellars for storage.

## 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

Commercial premises

2 restaurant rooms, one 41 m<sup>2</sup> and the other 34 m<sup>2</sup> with bar

Disabled toilet 6 m<sup>2</sup>

A professional kitchen of 24 m<sup>2</sup> divided as follows:

Kitchen 11.4 m<sup>2</sup>

Dishes 5.2 m<sup>2</sup>

Reserve with cold room 7 m<sup>2</sup>

Two cellars for storage.

Large shaded terrace with a minimum capacity of 50 covers.

In addition to the commercial premises, there are two independent flats

The first, 140 m<sup>2</sup>, has been completely renovated and has its own entrance, but communicates with the bar inside:

Ground floor:

Entrance

Living room / Kitchen

First floor:

Corridor

Four bedrooms

Bathroom

Toilet

Lodging 2

Separate entrance accessed by stairs

First floor :

Kitchen / living room

2 bedrooms

Shower room / WC

Total surface area 69 m<sup>2</sup>

Breakdown of rents including VAT

Restaurant €500

Accommodation 1: €500

Accommodation 2: €350

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES