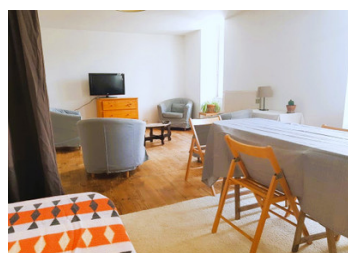


Very well established leasehold bar/restaurant/post office with terrace, plus 2 bedroomed flat in Cherval.



## INFORMATION

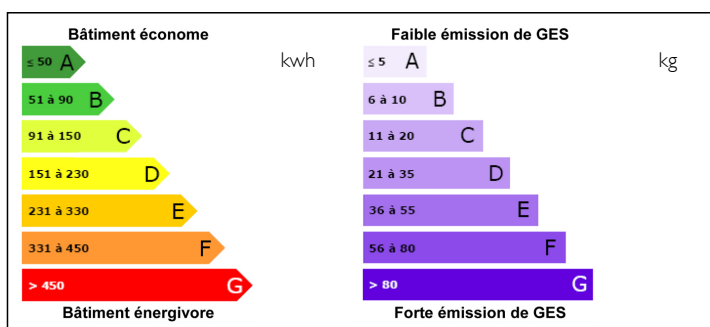
Town:	Cherval
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	136 m2
Plot Size:	45 m2



## IN BRIEF

Leasehold Rare opportunity to acquire this extremely well known and successful bar/restaurant that is in the center of Cherval. Bar Restaurant Caterer with a IV licence, with the bar area that can hold upto 10+ customers whilst the restaurant can hold upto 26 customers. To the front there is a large terrace of 45m<sup>2</sup> that can nicely seat 30 customers. The bar/restaurant is well known for its summer evening concerts, and has a large number of loyal local customers plus a very large number of summer holiday makers. Professional kitchen with equipment in very good condition, some of which is very recent. The business also includes the village's official post office and the income generated by this activity makes up for and compensates the amount paid to the commune for the rent of the business and its accommodation. The spacious appartement above has a large living room, a kitchen area, 2 bedrooms,...

## 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

### IN GREATER DETAIL :

The Bar area - 25 m<sup>2</sup>.  
The Restaurant area - 32 m<sup>2</sup> (with wood burning stove).  
Kitchen - 21 m<sup>2</sup> (with sepearte dish washing area).  
Front Terrace area 45 m<sup>2</sup>.  
Wine and Beer cellars.

### The appartement :

Hallway.  
Living room - 31 m<sup>2</sup>  
Kitchen - 11.40 m<sup>2</sup>  
Bedroom 1 - 14.50 m<sup>2</sup>  
Bedroom 2 - 12.70 m<sup>2</sup>.  
Shower room - (with built in cupboard)  
Toilet -

Attic.

Rent 436.87€ HT p/m (restaurant and apartment).  
Post office income 426€ HT p/m.  
Annual accounts : 2022 - 45129€ / 2021 - 62,394€ /  
2020 - 37,810€.  
The accounts for 2023 are currently being drawn up.

Stock not included.

Inventory (large and small items), balance sheets,  
accounts, administrative documents, personnel  
register.

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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