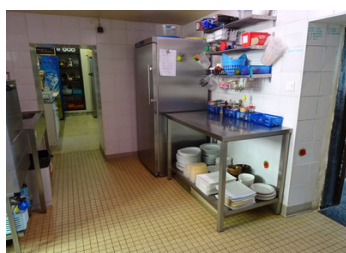


***Lifestyle change* Turn key business: popular bar/restaurant + 3 bed house + adjoining gîte, garden - Dordogne**



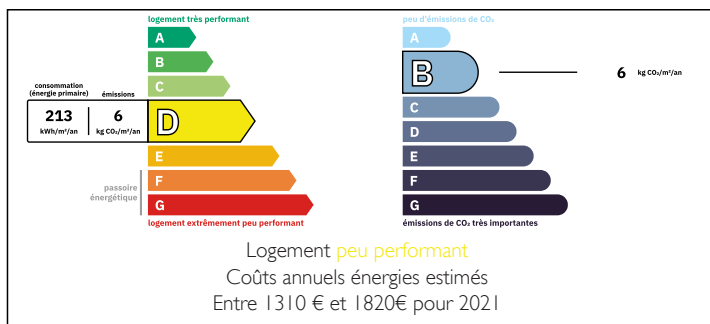
INFORMATION

Town:	Chalais
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	321 m2
Plot Size:	1849 m2

IN BRIEF

An amazing opportunity to purchase a very successful turn key business and the buildings
In addition to the business, this sale also includes a 3 bedroom main house, and an adjoining gîte. Currently running as an Irish style bar/restaurant situated in a prime position for passing trade on the outskirts of a national park, it is just 7km to a large market town with all amenities, a train station and a weekly market. This bar is popular with all nationalities whether they be locals or tourists. The restaurant does 30 covers inside and 30 covers in the garden. The property also has a three bedroom family house and an adjoining gîte, great for rentals.

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

A super opportunity to purchase this up and running successful Irish style bar/restaurant. There is a three bed owners house and an adjoining apartment for rentals. The property has been fully renovated with taste by the present vendors, they have built up the business from scratch and it is with a heavy heart that they are now selling. It is a busy pub/restaurant which has received new and returning clients. The turnover can be improved massively; depending on what plans you had for the pub/restaurant. The vendor would be prepared to give on-site training to the new owner if required.

The restaurant area has 30 covers, the total number of covers can be exceeded in the summer months when Clients can use the large garden terrace.

LOCAL TAXES

Taxe foncière: 1492 EUR

Included in the sale:-

The company name, a License IV, the website, stock, bar/restaurant furniture, cash till and four beer pumps. There is also an equipped professional kitchen and the sale will include two chest freezers, 4 ring gas hob, electric 8 litre fryer, gas plancher, gas oven, electric extractor, 2 stand alone fryers, 3 microwaves, 230L fridge and dishwasher.

In 2014 a 6,000L micro system septic tank was installed.

NOTES

The bar is light and airy, in an L shape with rear entrance to the pub garden. There are two wood burners, one either end of the restaurant areas. The professional kitchen is to the rear of the bar, also with access...