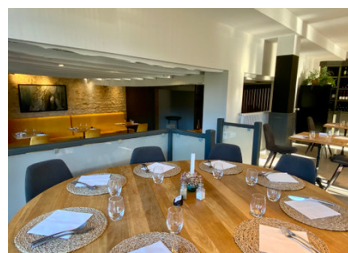


Restaurant–Pizzeria Business (FDC) – Prime Riverside Location in Montignac-Lascaux (Dordogne)



INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	0
Bath:	2
Floor:	120 m2
Plot Size:	56 m2

IN BRIEF

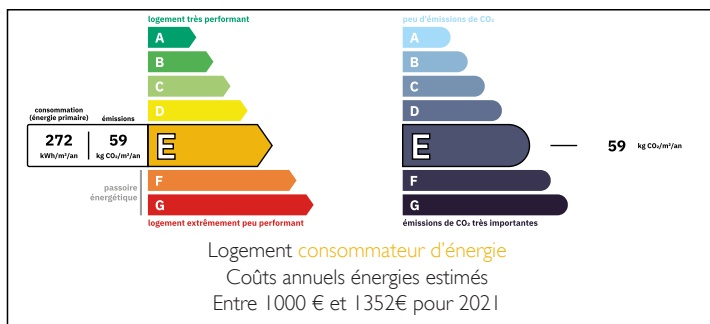
A rare opportunity to acquire the fonds de commerce of a long-established riverside restaurant–pizzeria in the heart of Montignac-Lascaux, less than 800 m from the world-famous Lascaux IV caves.

Beautifully refurbished in 2024–2025, the dining room and panoramic terrace are sold fully equipped and ready to operate. The murs (premises) are available to rent under a separate agreement, offering a flexible, lower-investment route for a new owner to step into an iconic venue with a loyal local and tourist clientele.

Licence IV included – perfect for developing a bar, tea-room or brasserie concept.

An exceptional turnkey opportunity combining lifestyle, location and long-term potential.

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.



LOCAL TAXES

Taxe foncière: 3486 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The Restaurant

Set on the riverside, this successful restaurant-pizzeria offers approximately 120 m² of bright, fully refurbished dining space (2025) and an outdoor terrace of around 100 m² with panoramic views and evening sunsets.

The professional kitchen and bar are maintained to a high standard and sold fully equipped, ensuring a smooth continuation of trade. Reputation and reviews are excellent, and the establishment benefits from a loyal local and tourist clientele built over two decades of operation.

The Premises (Murs)

The property occupies a prime position along the Vézère river, within easy walking distance of shops, market, and tourist attractions.

While the fonds de commerce is for sale, the murs will be available to rent under a separate lease, offering new owners flexibility and reduced capital commitment.

Refurbishment & Equipment

Recent investment of around €120 000 (2024–2025) includes the complete renovation of the dining room and terrace, upgraded electrical systems, and regularly renewed professional kitchen equipment. Licence IV is included in the sale (currently unused).

Potential

The site lends itself perfectly to a restaurant, brasserie, or tea-room concept and could easily adapt to new hospitality ideas or event catering. Ideal for an experienced operator or couple seeking to relocate to the Dordogne and continue a proven business in an enviable riverside setting.

Sarlat-la-Canéda – 25 km | Les Eyzies – 22 km | Le Bugue – 32 km

Brive Airport – 40 km | Bergerac Airport – 1 h