

Fancy mixing business with pleasure? Gorgeous apartment and fabulous catering opportunity in lovely village



## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Jouac        |
| Department: | Haute-Vienne |
| Bed:        | 3            |
| Bath:       | 1            |
| Floor:      | 67.5 m2      |
| Plot Size:  | 1992 m2      |

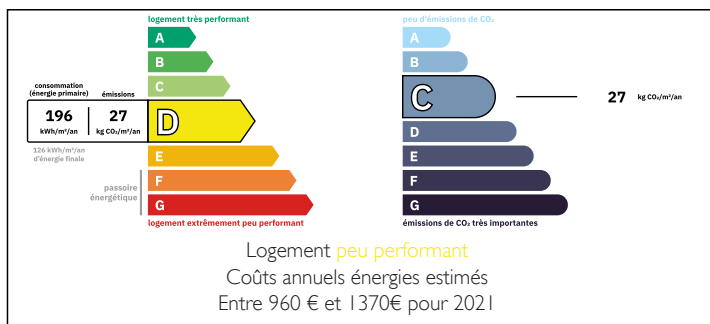
## IN BRIEF

This amazing property has so much potential, previously run as a successful restaurant/bar at the weekends, there is plenty of opportunity for any new owner to create a fabulous business. With its fully fitted catering kitchens, a lovely restaurant area this property also provides a very comfortable 3 bedroom apartment. Set in the heart of the pretty village of Jouac, it is close to the bustling village of St Sulpice les Feuilles.

This is a rare opportunity to live and work in the beautiful Haute Vienne countryside and become a really important part of this lovely community.

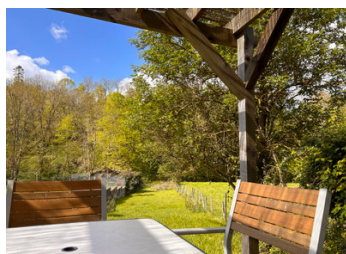


## ENERGY - DPE



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 habitation: EUR

## NOTES

## DESCRIPTION

Set on the first floor the living accommodation provides:

Lovely fitted Kitchen (approx 9m<sup>2</sup>), with double glazed window to the front of the property.

Living room/dining room (approx 11m<sup>2</sup>) large double glazed window with delightful riverside views, Bedroom 1 (approx 11m<sup>2</sup>) with double glazed window to the back and views of the river and chateau.

Bedroom 2 (approx 11m<sup>2</sup>) with double glazed window to the side of the property.

Bedroom 3 (approx 9m<sup>2</sup>) double glazed window to the front of the property.

Shower room (approx 3.2m<sup>2</sup>) fully tiled with modern fixtures and fittings.

Separate WC.

On the ground floor is the restaurant (approx 78m<sup>2</sup>) which caters for 40 to 45 covers. There are doors leading to the terrace with extra outdoor seating. There is a well equipped bar (approx 15m<sup>2</sup>), woodburning stove, toilet facilities (approx 3.5m<sup>2</sup>), and a superb kitchen/prep area (approx 15m<sup>2</sup>).

On the lower ground floor is another spacious, well designed kitchen (approx 16m<sup>2</sup>). There are also plenty of storage areas and access to the back garden and the river. These spaces have double glazing throughout.

The property is on mains drains and there is oil central heating throughout and the restaurant, the kitchen on the lower floor and the apartment all benefit from air conditioning too.

Outside space.

There is a good sized car park, a pétanque pitch, seating terrace and access to the pretty back garden with another seating terrace and lawn down the riverbank.

There is also access to the huge garage (approx