

Restaurant and Chambre d'hotes in the centre of Lembeye



INFORMATION

Town:	Lembeye
Department:	Pyrénées-Atlantiques
Bed:	5
Bath:	5
Floor:	400 m2
Plot Size:	959 m2

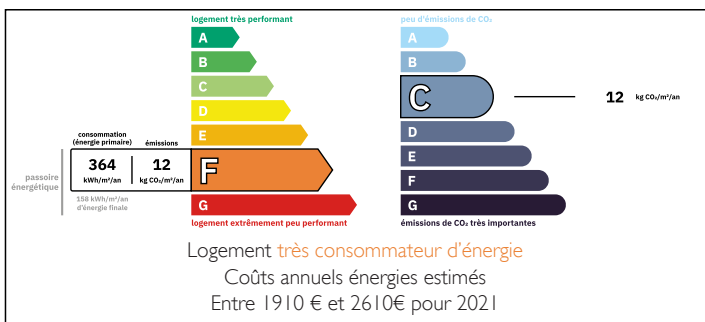
IN BRIEF

In the heart of Béarn, just 20 minutes from Pau, in the picturesque village of Lembeye with its 13th-century gate tower, discover a warm and friendly restaurant that is ranked number 2 in Béarn and number 8 in the Pyrénées Atlantique on Tripadvisor!

This town centre restaurant with decor that combines tradition with modernism is extremely charming. With private living accommodation, Chambre d'hotes with three individually styled bedrooms, independent apartment, garage, outbuildings, commercial rental and pretty courtyard with shady grounds.

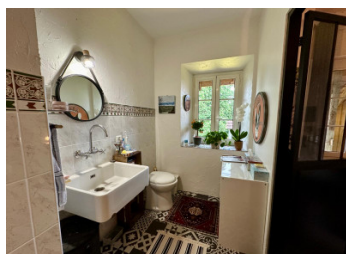
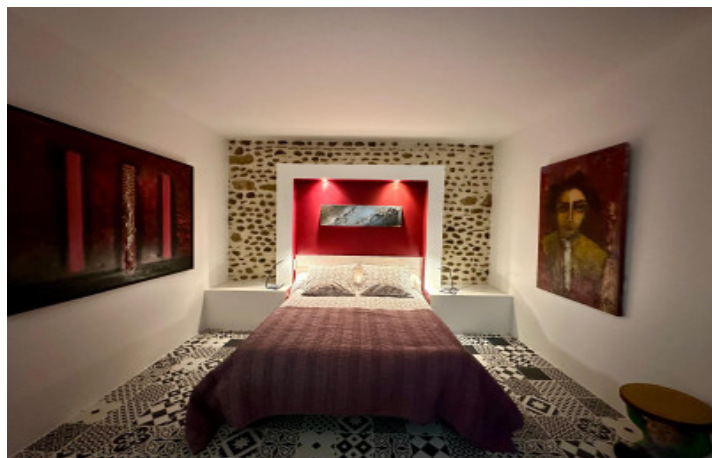
International airports of Bordeaux 2hrs, Toulouse 2hr10mins, Tarbes/Lourdes 40mins, Pau 35mins

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: 1800 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Restaurant with 24 covers, bar and seating area 42m2 and room 31m2 with further seating with wood burner and pretty cobble feature walls
WC's 9m2

Professional kitchen 25m2

Back kitchen 20m2

Room 4.5m where the gas heating is housed

Store room 10.5m2

Owners accommodation comprising of landing 7.5m2

Master suite with bedroom 18m2 and ensuite 6.5m2 with shower, sink, WC with french doors to terrace and access to loft space which has been insulated

Living/dining room 24m2

Study 12.5m2

Bedroom 25m2

Chambre D'Hotes

GROUND FLOOR

Main entrance 8m2

Room 16m2 with tiled floor, beamed ceiling and window

Bedroom 17m2 with tiled floor and cobbled feature wall

Shower room 5m2 fully tiled with walk in italiene shower with jets, sink

WC 2m2

Entrance 7m2

Room 4m2 with hot water tank

Store room 7m2

Store room 24m2 beamed ceiling

FIRST FLOOR

Landing 4m2 with wooden floor, built in storage and window

Bedroom 18.5m

Bedroom 15m2 with adjoining shower room 4m2 with sink, WC, walk in shower

Independent Studio

Steps up to large room 45m2 into the eaves with wooden floors and no windows

Steps up to studio room with kitchenette 36m2 tiled