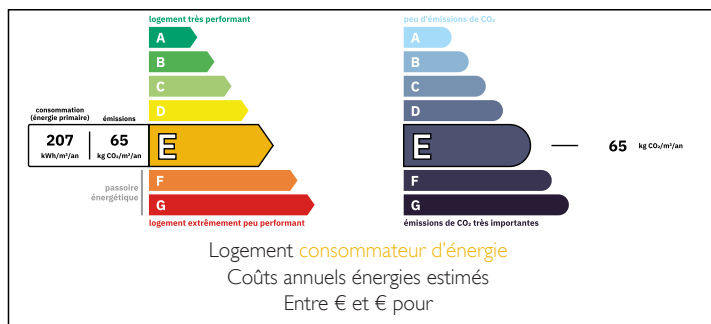


Character Stone Building – Mixed Use – Café / Bar / Restaurant / Residential | Opportunity 25 km from Sarlat

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	5
Bath:	1
Floor:	270 m ²
Plot Size:	317 m ²

IN BRIEF

What if your next project started here, in the heart of the Périgord Noir, just 25 km from Sarlat?

In a pleasant and dynamic region, perfect for combining professional life with quality of living, discover this unique and versatile property located in a lively cultural village in Dordogne.

A true hybrid asset, it offers the opportunity to develop a new project or take over an already established concept: a cozy live bar with a music stage, billiard room, brand-new fully equipped professional kitchen, as well as a sound system and screens/TVs. The restaurant area seats 30 guests and is complemented by an outdoor terrace.

Upstairs: flexible spaces suitable for residential use, offices, or professional purposes with independent entrances. Some refreshing or partial renovation may be needed.

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

Just 25 km from Sarlat, in a lively cultural village in Dordogne, discover a stone building with unique potential, ready to accommodate all your ambitions.

Whether you want to develop a bar, restaurant, cultural space, offices, or residential units, this property can adapt to your project.

A space to live in and operate:

Ground Floor (1130 m²) – Commercial Area

Restaurant seating for 20 guests

Billiard room with 10 seats

Music stage

Brand-new, fully equipped professional kitchen

Functional back kitchen for preparation and storage

Optimized dishwashing area

Complete sound and lighting system, with screens and TVs

Outdoor terrace – 20 seats

First Floor (1100 m²) – Residential or Office Space
Flexible spaces that can easily be converted into housing for owners, future managers, hosts or tourist rentals.

Bright 47m² living room, fully renovated

3 Bedrooms (14 m², 14 m² & 14.4 m²) partially renovated

Possible independent entrance for residential or professional use

Second Floor (142 m²) – Residential or Office Space
Two rooms (16 m² & 11 m²), convertible into bedrooms or offices.

Bathroom 7 m²

Partial renovation or customization may be required

Potential to expand:

- Remaining buildable land allows for expansion or reconfiguration of the building according to your needs

LOCAL TAXES

Taxe habitation:

EUR

NOTES