

Charming Village Restaurant with Accommodation – A Lifestyle Opportunity in the Dordogne

EXCLUSIVE



INFORMATION

Town:	Coutures
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	250 m2

IN BRIEF

Dreaming of a new life in France?

Nestled in a picturesque Dordogne village just 10 minutes from Ribérac, this beautifully established restaurant offers more than a business — it offers a lifestyle.



ENERGY - DPE

DPE not required.

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

With 38 indoor covers and a 40-seat sunny terrace, this welcoming restaurant is already a beloved meeting place for locals and visiting tourists. Whether it's long summer lunches outdoors or cosy winter evenings inside, the setting is authentic, warm and full of character.

Why this opportunity stands out:

Fully equipped professional kitchen – ready to trade immediately

Complete furniture and equipment included

Attractive lease including accommodation above the restaurant

Category IV alcohol licence provided by the municipality

Located in a Rural Revitalisation Zone (possible tax advantages for 5 years)

Currently owner-operated – manageable and personal

5 weeks annual closure for work-life balance

This is an ideal venture for a couple seeking a change of pace, a chef wanting to run their own place, or anyone looking to combine income with quality of life in one of France's most desirable regions.

The Dordogne is renowned for its gastronomy, markets, countryside and international community — and this restaurant is perfectly positioned to benefit from both loyal locals and seasonal visitors.

A genuine turnkey opportunity to live and work in France.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>