

House - 430 m²
ABJAT SUR BANDIAT

HAI
Price: €195 300 *
Honorary Award Excluded: €186 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

A Rare opportunity to invest in a functioning bar restaurant, with 2 renovated apartments and the potential to become a hotel/B&B. License IV included. This property has a beautiful setting in the heart of the bustling village, Abjat sur Bandiat, located in the touristic Perigord national park. It is a stone property with a total plot size of 480m². The property is on three levels and comprises of the following : Ground Floor - Entrance with well equipped authentic bar, seating area with lots of character and original features such as fireplace and exposed beams. - 2 Spacious function/dining rooms with parquet floors and space for well over 50 covers. - 2 Seperate toilets. - 2nd Bar, just off function room. - Impressive spacious industrial kitchen, renovated to meet modern standards with endless equipment worth thousands. - Cold room (walk in fridge) and practical storage rooms. - Pretty outdoor terrace with seating for approximately 30 to eat outside. First Floor - Renovated self contained owners apartment with, 2 bedrooms, bathroom, kitchen and living/dining room. - Renovated apartment with 1 bedroom, bathroom, kitchen/dining room and access to first floor terrace. - Large corridor accessing 3 Generous sized bedrooms to renovate, with space for three potential en suite bathrooms. Ideal for eventual chambre d'hôtes. - Access to large practical loft space. - Access to spacious terrace with view over local bowls green. All the accomidation has seperate access via terrace at the rear of the building. There is an attached 1 bedroom house to completely renovate that also comes with this property. There are both mains water and additional free well

water in place. The owners have had the electrics updated throughout the majority of the building, and have put provisions in to meet hotel requirements. The building is centrally heated by oil boiler and has an additional gas fire in the bar for extra heat and ambiance. The building is on mains drainage. It comes with a 'license IV' and all its contents worth thousands including, furniture, kitchen appliances, industrial cookers and much more. This property has been a thriving business in previous years and could continue to be so with lots of potential to expand the business into an additional chambre d'hôtes. Email : lewis.jsimmo@gmail.com J & S IMMO 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Email: agence.jsimmo@gmail.com / BUREAU : 0033 (0) 5-45-68-05-50 PRIX HONORAIRES D'AGENCE INCLUS : 236,250 Euros dt 11,250 euros d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 225,000 euros

LE BIEN EN DETAIL

Reference : 253LS24
Town : ABJAT SUR BANDIAT
Transaction : Sales
Type of property : House
Price including charges : €195 300
Surface : 430 m²
Land : 480 m²

Number of rooms : 14
Number of bedrooms : 7
Bathroom : 2
Nbr of terrace : 2



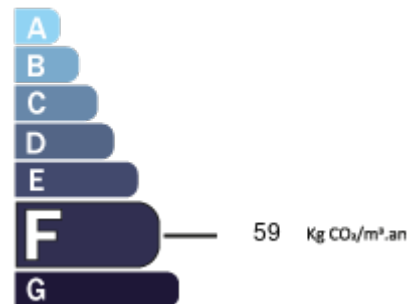
DIAGNOSTICS DPE - GES

Energy consumption in kWh/m² / year



Greenhouse Gas Emissions in Kg CO₂ / m² / year

* Dont émissions de gaz à effet de serre



LE BIEN EN PHOTOS







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