

Ref: R104

## Turnkey restaurant with hotel opportunity in the Perigord

**882,000  
EUR**



**Investment type :** For sale

**Price in Euros :** 882,000 EUR

**Country :** France

**Property type :** B&B

**Price in US Dollars :** 948,387 USD

**Condition :** Turnkey

**Bedrooms :** 11

**Restaurants :** 1

**Hotel area :**

A rare opportunity to purchase this existing successful restaurant and house located in the heart of Montignac and less than 800m from the famous Lascaux caves with nearly 500000 visitors. The present owners have turned over healthy accounts for 19 years with just the food side of the business, but there is also a building attached to the restaurant that can be refreshed to turn this into a wonderful boutique hotel with 9 rooms to further expand the business potential. A separate 4 room annexe can be renovated as an owner's accommodation or additional hotel rooms.

Montignac draws in thousands of visitors annually through not only its main attraction of the Lascaux Caves, but also through various festivals and activities.

### The Restaurant

The restaurant enjoys superb reviews and is sold in excellent condition. It enjoys a riverside setting with an outside terrace area of 100 sqm and a main restaurant area inside of 120 sqm. The bar and professional kitchen are fully equipped and included in the sale.

### Potential Hotel Conversion

A separate building to be accessed through the restaurant lobby or a separate entrance. All of the rooms in this building need to be refreshed/renovated to maximise the revenue potential.

An original wooden staircase leads off the back of the entrance hall where the annexe apartment can be found. A stair well on the right leads to other floors.

#### The Annexe Apartment:

- Room 1: 11.5 sqm with a door leading to a 46.5 sqm attic space with exposed wooden eaves and a small storage space of 7.3 sqm
- Room 2: 10.5 sqm with pedestal sink
- Room 3: 10 sqm with pedestal sink & bidet
- Room 4: 10 sqm with pedestal sink
- Separate shower room & WC

#### Level 2:

- Room 1: 25 sqm with 6.5 sqm ensuite
- Room 2: 19 sqm

#### Level 3:

- Room 3: 10 sqm with built in cupboards
- Room 4: 9.6 sqm with 4 sqm ensuite
- Room 5: 11 sqm with 3 sqm + ensuite
- Room 6: 11 sqm
- Separate WC

#### Level 4:

- Room 7: 13 sqm, with pedestal sink &+
- Room 8: 8 sqm, with pedestal sink + bidet
- Room 9: 15.5 sqm, with pedestal sink + bidet

