



Restaurant + Owners' Accommodation in Picturesque Bastide Town,

82150, Montaignu-De-Quercy, Occitanie

€212,000

Ref: FREJD82

* For Sale * 3 Beds * 3 Baths * 500m2

La Sirene is a restaurant located in the Bastide town of Montaignu-de-Quercy in the heart of the Midi-Pyrénées. 500m2 habitable surface of which 150m2 is business space. 2 apartments and fully equipped professional kitchen.

Property Description

Restaurant 'La Sirene' is located in the charming Bastide town of Montaigne de Quercy, in the heart of the Midi-Pyrénées. This beautiful 16th century building retains an abundance of original features along with the added comforts of modern living.

The property comprises of a 50/60 cover dining area, an efficient and modern professional kitchen, smart accommodation with 3 bedrooms and further scope for developing the business, living space or both. The present owners have maintained the business at a level which is manageable by just the 2 of them, but, there is plenty of potential for expansion.

As well as the opportunity to take on a successful business, the building offers huge scope for development. The cellars, for example, would be eminently suitable for retail enterprise as they open out onto the street; the apartments have letting potential and the area in the centre of the building still to be developed offers viability for hotel/chambres d'hôtes accommodation.

- RESTAURANT -

Restaurant to be sold fully equipped. License for food and alcohol. Established international clientele. Supported by well attended events, open all year round

RESTAURANT (13.2m x 7.5m)

Split level : up to 60 covers in total.

1) Informal seating with sofas, views over village square. Exposed stone walls and polished wooden floors, beamed ceiling. Stairs to private accommodation.

2) Space for dining: huge fireplace, bar, tall windows tiled floors.

RESTAURANT PATIO (2.5m x 4.5m)

The sunny terrace, with space for 12 diners, overlooks the charming village square with its historic buildings where one can experience a slice of the French lifestyle.

RESTAURANT KITCHEN (4m x 8.2m)

Fully equipped: Ambassador ovens and hobs; 4 fridges; 2 freezers; 2 work suites with veg' suite and washing area. 3 tall windows, tiled floors, access to rear stairs for goods entry and access to lower level caves and storage (possibility of using one cave as a garage).

CLOAKROOM (5.5m x 2.6m)

Two WCs with disabled access.

- PRIVATE LIVING ACCOMODATION -

OPEN PLAN LIVING SPACE (7m x 7.2m)

Modern open plan kitchen, dining and sitting room with fitted kitchen, exposed stone, tiled floor, beamed ceiling, tall windows - dual aspect. Woodburner.

BATHROOM 1 (15m²)

With high quality bath, shower, WC and basin.

AREA TO BE DEVELOPED

Steps to large additional space to be further developed as desired.

- LOFT CONVERSION -

MEZZANINE, STUDY AREA (3.4m x 4.10m)

With clever light well. Exposed stone walls.

BEDROOM 1 (4.10m x 3.8m)

Solid wood flooring. Window, ensuite.

ENSUITE BATHROOM (2.5m x 2.9m)

High quality tiling, shower, WC and basin, heated towel rail.

BEDROOM 2 (3.5m x 3.3m)

With sloped ceiling.

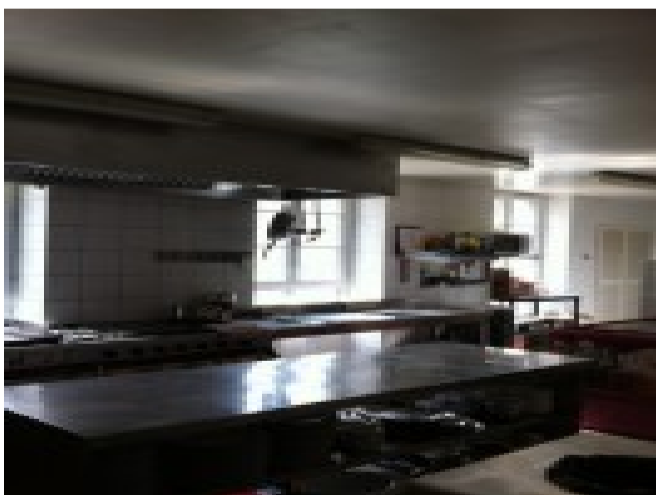
APARTMENT (40m²)

Open plan living area, tall window, laminate flooring, separate bedroom 3x3.5, bathroom 2x3m With bath, shower over, WC and basin. Velux window.

CAVES (40m²)

4 caves: shelving, fridges and freezers, access to street level. Boiler room, cement floor. Double door with access to street.

Gallery



EPC

