

Ref: 76180FPL17

Price: 129 000 EUR

agency fees to be paid by the seller

Popular bar & restaurant business with large 2 bed apartment close to the Gironde estuary



INFORMATION

Saint-Thomas-de-Conac Town:

Department: Charente-Maritime

Bed: 2

Bath: ı

Floor: 270 m²

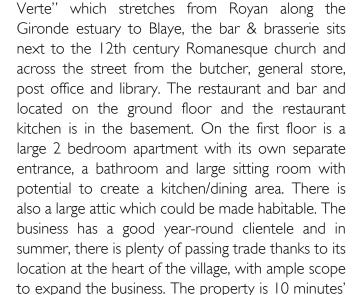
Plot Size: 0 m2











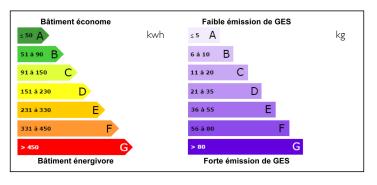








ENERGY - DPE



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.

drive from Mirambeau with its supermarkets and

market, and from the...

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.



LEGGETT

IMMOBILIER INTERNATIONAL

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LOCAL TAXES

Taxe foncière:

680 EUR

NOTES

DESCRIPTION

There is definite scope to expand the business (the vendor deliberately limited it due to impending retirement) and there is also the potential to source many ingredients from local producers.

The vendor holds a Licence IV which denotes a full liquor licence. The property is to be sold as a going concern with all fixtures and fittings, and has passed all hygiene and safety inspections.

BAR/RESTAURANT (100m2) wood-burning stove set in carved stone fireplace, roof beams, apparent stone walls. Can accommodate up to 40 covers.

2 WC's

Stairs to basement area:

PREP KITCHEN (9.6m2) double sink.

KITCHEN (16.3m2) with professional equipment including double sink, gas cooker, extractor hood.

STOREROOM (8.8m2) 2 refrigerators, metal storage units, washing machine.

CELLAR (29m2) with direct access to the exterior, metal roof beam, dedicated separate beer cellar.

PRIVATE ENTRANCE (3.84m2)

Stairs to first floor which requires renovation:

LANDING (7.5m2)

SITTING ROOM (46.3m2) one window, wood parquet floor, with the potential to create a kitchen/dining area.

BEDROOM I (IIm2) one window.

BEDROOM 2 (17.8m2) two windows.