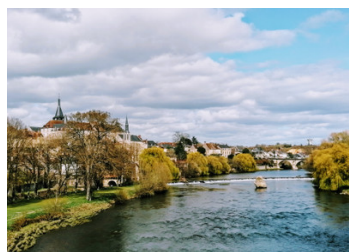


Best location in town! Café/restaurant in a fantastic central position in pretty tourist town.



INFORMATION

Town:	Saint-Gaultier
Department:	Indre
Bed:	1
Bath:	1
Floor:	155 m2
Plot Size:	0 m2



IN BRIEF

Here is a superb opportunity if you're looking for a bar/restaurant to run or as an investment. Located in the very centre of St Gaultier with a wonderful front terrace at which absolutely everyone stops, all the shops, the school and free parking are just a few steps away. Passing trade could not be better. Fully renovated, this property offers a restaurant area of 49m2, a 31m2 bar, and wonderful front pavement which can accommodate around 150 customers, perfect for themed evenings and events. The sale is of the Licence IV and building comprising a restaurant with floor-to-ceiling double glazed front windows and door with disabled access, electric panel heaters and fire exit, bar with separate entrance, heater/air conditioning, kitchen with extractor hoods, water and electric points, metal shutters to rear, storeroom,...

ENERGY - DPE

DPE blank.

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

This property is situated in an historic building with original features including an exposed stone wall in the bar and window balustrades. It has been decorated using a bold two-tone colour scheme and could be easily re-painted for a different look. Furniture is not included. Bar/restaurant and apartment previously rented for 800 EUR pcm.

The property is situated just a few steps away from the 12th century church and priory of St Gaultier. Links to the Vatican have been a feature of St Gaultier's history, providing protection against destruction in the 100 Years War with the English. It's probably the only French town to be paid by the papacy in gold florins. Walk down the short hill opposite and you arrive at the riverbank for the Creuse, perfect for an evening stroll. The popular Friday market is a two-minute walk away. The town sits in the Parc de la Brenne, known for its' 3000+ lakes and great activities ranging from hiking and horse-riding to canoeing, art workshops and live bands performing in Parc villages. Transport links are excellent with the A20 and TGV 10 minutes away. Airports at Limoges, Tours and Poitiers.

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