

Popular restaurant with five-bedroomed living accommodation and two small rental studios.



INFORMATION

Town:	Brioux-sur-Boutonne
Department:	Deux-Sèvres
Bed:	5
Bath:	2
Floor:	456 m ²
Plot Size:	850 m ²

IN BRIEF

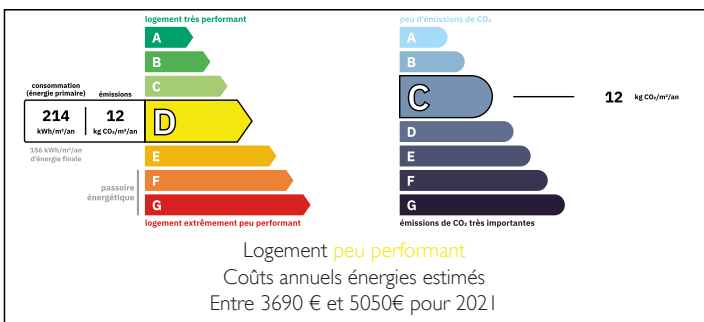
On offer here is a restaurant which is popular with local workers, truck drivers and the ex-pat community living in the area. Situated in the town centre and right next to where the weekly market is held, the restaurant is in a prime location with plenty of parking and also outdoor space for summer dining.

On the ground floor of the building the public areas include a large restaurant that can seat 99 people, a veranda facing the square, a bar and toilet facilities. In addition there is a large well-equipped kitchen and various food preparation and storage rooms.

On the first and second floors there is living accommodation (with access from the restaurant or from outside) comprising a sitting room with wood burner, kitchen, five bedrooms, a bathroom, two shower rooms and three separate toilets.



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.

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.



DESCRIPTION

Ground floor:
Restaurant and bar
Toilets
Well-equipped kitchen
Various storage rooms

First and second floors (with independent access):
Sitting room with wood burner

Kitchen
Five bedrooms:
Bedroom 1 13m²
Bedroom 2 15m²
Bedroom 3 25m²
Bedroom 4 12.5m²
Bedroom 5 11.5m²
Bathroom
Shower room
Shower room
Three toilets

If desired the living accommodation could be split into two to provide a self-contained one-bedroomed apartment on one floor and a three-bedroomed apartment over two floors.

Outside there is a small courtyard which has been occasionally used for summer dining. From the courtyard there is access to two small studios with independent entrances. There is also a pleasant garden to the rear of the property for the private use of the owners.

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

LOCAL TAXES

Taxe foncière:	2150 EUR
Taxe habitation:	EUR

NOTES