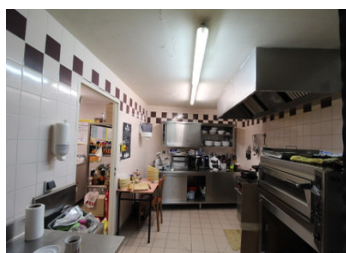
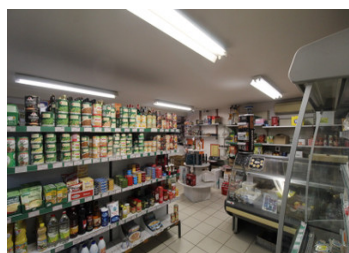


Business for sale including a bar/restaurant with License IV, a shop and the use of a 3 bed apartment



## INFORMATION

Town:	Saint-Michel-en-Brenne
Department:	Indre
Bed:	0
Bath:	0
Floor:	246 m2
Plot Size:	0 m2



## IN BRIEF

If it is a change of lifestyle you are after, then perhaps this could be it.

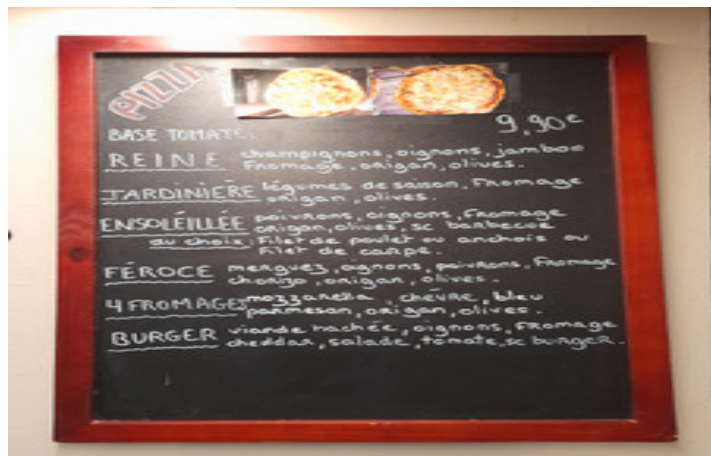
A business in the Brenne National Park including: multiservices, restaurant (32 place settings inside and 2 outdoor terraces each with 20 place settings), professionally equipped kitchen, bar-newsagents (license IV), lotto, grocery store and 2 storage spaces. There is also the use of an apartment on the 1st floor with its own separate entrance, hallway, study, living room, corridor, bathroom, separate toilet and 3 bedrooms. Currently with a turnover annually in the region of €250k. There is a monthly rental to pay which is currently €461 for the commercial premises and €270 for the 3 bed apartment.

## ENERGY - DPE

DPE not required.

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

Business in the Brenne National Park including: multiservices, restaurant (32 place settings inside and 2 outdoor terraces each with 20 place settings), professionally equipped kitchen, bar-newsagents (license IV), lotto, grocery store and 2 storage spaces. There is also the use of an apartment on the 1st floor with its own separate entrance, hallway, study, living room, corridor, bathroom, separate toilet and 3 bedrooms. Currently with a turnover annually in the region of €250k. There is a monthly rental to pay which is currently €461 for the commercial premises and €270 for the 3 bed apartment. The bar is situated in a pretty village at the heart of the Brenne national park, a nature lover's paradise. The nearest town, Mezieres en Brenne, has a small supermarket, a health centre and also hosts a weekly market. The village is approximately 100km from Limoges international airport and 70km from Poitiers Airport and TGV station with Paris or Bordeaux taking around 1hr 30mins. A fantastic opportunity to run a business and enjoy the wildlife of the Brenne National Park including Europe's only freshwater turtle habitat and the tranquility this region has to offer.

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