

Touristic village: Fonds de commerce of a bar restaurant. Possibility to buy or rent the whole building.



INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	4
Bath:	2
Floor:	315 m2
Plot Size:	20 m2

IN BRIEF

Pleasant bar-restaurant with 50 seats ideally located in the center of a village near Dordogne and 25km from ANGOULEME. Possibility to rent or buy the building that also offers a completely renovated 180m² accommodation above the restaurant. Courtyard, barn. Terrace in high season.

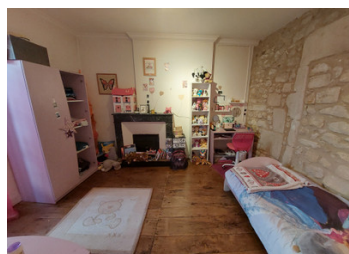


ENERGY - DPE

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 foncière: 2800 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

In the center of a popular village with tourists between the Charente and the Dordogne, a great deal to take over. Composed of:

The business of a bar-restaurant, traditional cuisine, 50 seats

The building :

First floor: A bar-restaurant space composed of

- ENTRANCE/BAR 27m²
- LARGE ROOM 32m²
- SMALL ROOM 18.8m²
- SANITARY BLOCK 6.5m²
- PROFESSIONAL KITCHEN 37m²
- CELLAR 27m²
- BASEMENT : OFFICES with wc, shower, shed: 30m²

Upstairs: spacious renovated apartment (can be rented) including:

- ENTRY with staircase
- LIVING ROOM / KITCHEN 53m²
- DINING ROOM 30m²
- LAUNDRY 7.5m²
- BEDROOM 1: 12.5m²
- BEDROOM 2: 13m²
- BATHROOM 3m²
- BATHROOM 4m²
- WC
- ROOM 11m²

Attics :

- BEDROOM 3: 17m² with dressing room
- BEDROOM 4: 15m² on the floor
- ATTICS 30m² + 60m² suitable for conversion

Courtyard 20m²

60m² barn