

Exciting opportunity to create a bar-restaurant in the heart of a pretty Haute Vienne town.



## INFORMATION

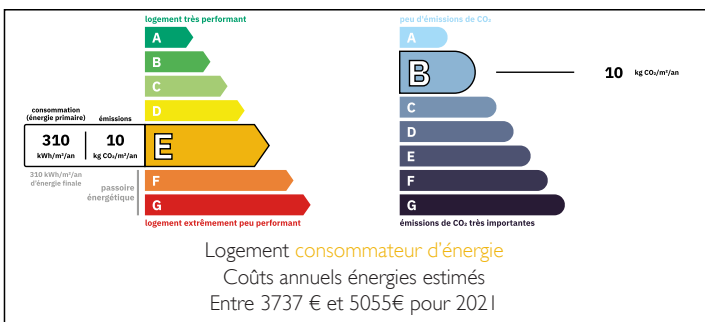
Town:	Châteauponsac
Department:	Haute-Vienne
Bed:	6
Bath:	2
Floor:	201 m2
Plot Size:	0 m2

## IN BRIEF

Unlock the potential of this extraordinary café-bar-restaurant nestled in the picturesque heart of a vibrant town in Haute Vienne. Previously a bar-restaurant, this establishment offers the added allure to have a potential bed and breakfast. The location dominates the town square, in a hilltop town. The town itself is lively, and there is plenty of opportunity to create a successful business given the wider community with the pull for tourists and the various local events that take place throughout the year. In addition, there is an outside area for extra tables in the summer. There is a beautiful vaulted cellar which is ideal for storing wine. There are also additional rooms to renovate, providing the potential to offer guest accommodation.



## 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

The property has been fully renovated and has a lot of scope to create a successful business. The property comprises:- three entrances, to the left of the property for guests, entry into the kitchen and another at the front into the bar/ lounge, the front lounge of the bar has windows on all sides with tiled floor throughout the ground floor. The main bar area leads into the kitchen. There are no units but is ready to install to your own taste. A door off the bar leads to a stairwell and toilet. The property has a beautiful vaulted cellar ideal for storing wine. A stairway leads from the main lounge of the bar to the first floor with three bedrooms, a toilet and shower room. On the second floor there are a further three bedrooms, a store room and an attic on the next floor.

You are within walking distance to supermarkets, school, bakery and the central hub of the town. Around 15 minutes by car to La Souterraine with train links to Paris and Europe beyond or 30 minutes to Limoges for the airport.

Mains drains, double glazing and great location. Lovely walks around the historic ramparts of Chateauponsac and the river La Gartempe.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES