

Charming Restaurant & Delightful Summer Terrace. Modern Facilities. Plus 2 Intendant Flats, 3 bed & 2 bed.



INFORMATION

Town:	Montmoreau
Department:	Charente
Bed:	5
Bath:	3
Floor:	250 m2
Plot Size:	408 m2

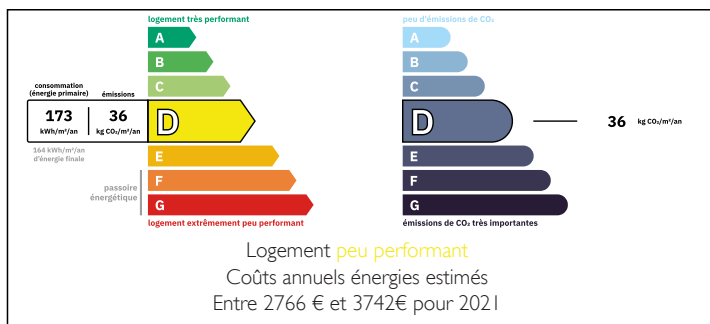
IN BRIEF

Charming Restaurant with Summer Terrace and Modern Facilities, 2 Apartments

This fully renovated Restaurant and Bar, complete with a LICENCE IV, provides a contemporary dining experience in a charming, tranquil setting. Updated in 2018, the restaurant complies with current health and hygiene standards, offering two dining areas with around 35 covers, and a beautiful Summer Terrace seating an additional 50.

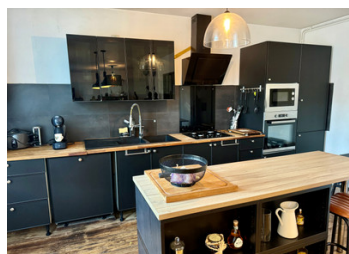


ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This fully renovated Restaurant and Bar, complete with a LICENCE IV, provides a contemporary dining experience in a charming, tranquil setting. Updated in 2018, the restaurant complies with current health and hygiene standards, offering two dining areas with around 35 covers, and a beautiful Summer Terrace seating an additional 50.

The Commercial Kitchen is equipped with high-grade appliances, including a commercial oven, steam oven, extractor, which is regularly cleaned and serviced. A quick chill, various fridges and a hot plate, WASHING UP AREA

DISABLED TOILET with wash hand basin

Spiral staircase to the basement with MODERN TOILETS

Stairs lead down to the basement and to the SUMMER BAR and TERRACE for clients to enjoy 'Alfresco dining'.

There are several areas in the basement, all with automatic lighting, used for the following;

- *Housing the fridges for the summer season
- *Cave for the wine and drinks storage
- *Water softener for the whole building
- *Reserve for equipment and ingredients.
- *Gas boilers, 1 for the restaurant and 1 for each apartment

The summer terrace and garden is beautifully landscaped with mature Muriers and banana trees offering shade, a pond, and a vegetable patch, enhancing the outdoor dining experience. Direct access to public parking from the garden also facilitates deliveries.

Above the Restaurant are 2 independent apartments. Both are accessed from a...