

Former restaurant with Owners accomodation



INFORMATION

Town:	Beaulieu
Department:	Indre
Bed:	4
Bath:	2
Floor:	253 m2
Plot Size:	369 m2

IN BRIEF

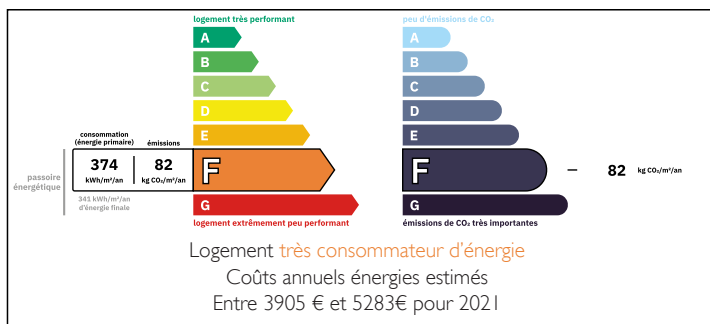
This unique property was operating as a successful pub/restaurant for many years, and is now for sale with the opportunity to restart a commercial venture. There is comfortable owner accommodation right on-site.

There is a fully equipped kitchen, dining room and a beautiful outdoor dining area. With room to expand and add guest accommodation, the possibilities are endless for growing your business even further.

Full amenities available in the town of Saint Sulpice Les Feuilles only 10 minutes away including school, supermarket, petrol station, cafes and restaurants and you are only around 20 minutes to the larger town of La Souterraine with train connections to Paris and beyond.

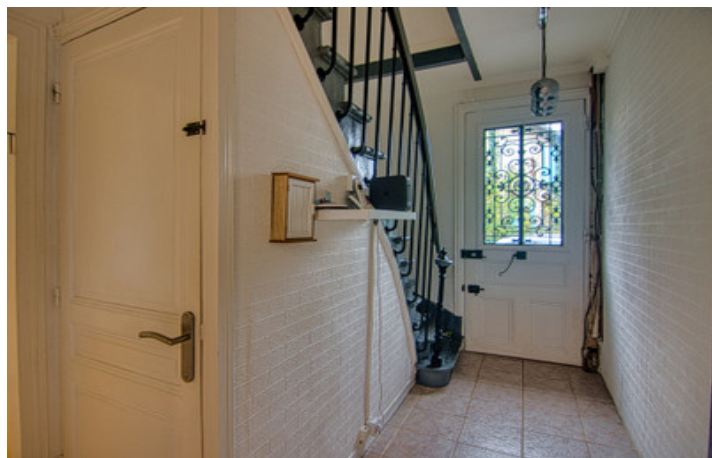
Don't miss this incredible opportunity to own a piece of Beaulieu's vibrant community life - schedule

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 foncière: 970 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Previously a thriving restaurant and bar, the ground floor boasts a large bar area (21m²) , spacious hall (50m²), separate guest toilet, and a fully-equipped commercial kitchen (18m²) with separate dish washing area.

A separate, self-contained owner's apartment offers privacy and convenience, featuring its own entrance, living room, kitchen, and bedroom, plus a dedicated bathroom.

Upstairs, you'll find three additional bedrooms and a family bathroom.

A significant highlight is the expansive two-part attic above the former restaurant/bar, presenting exceptional potential for business expansion – imagine creating additional guest accommodation or expanding the existing facilities.

A nearby games room with upper floor space adds to the property's impressive offering and provides entertainment options for the courtyard dining..

This property is a fantastic opportunity for an entrepreneur with vision and creativity.

The sale is for the real estate and equipment.

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