

Superb Popular Restaurant plus 2 Renovated apartments Licence 4 included. Exterior seating for summer

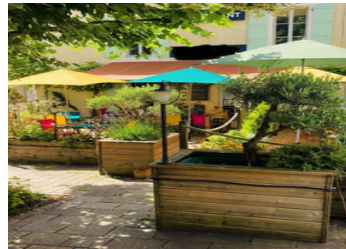
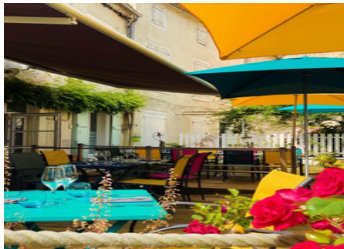


## INFORMATION

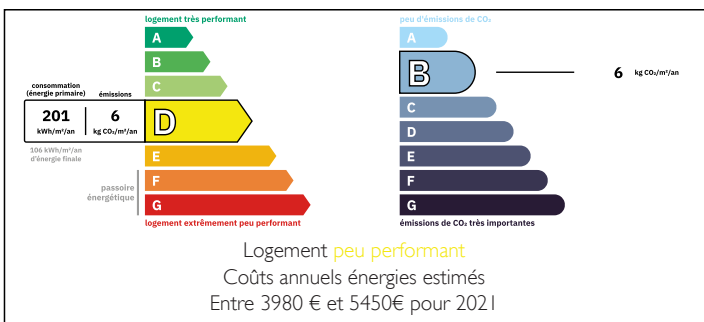
Town:	Coteaux-du-Blanzacais
Department:	Charente
Bed:	4
Bath:	4
Floor:	366 m2
Plot Size:	50 m2

## IN BRIEF

In the centre of a classic French village, this is a thriving restaurant, with 2 renovated apartments. Set in the corner of a pretty village square, with ample parking, this property, restaurant and apartments have been thoroughly renovated. The restaurant is open pan and spacious with exterior summer seating. One of the apartments is situated directly above the restaurant and is ideal for the family to live there. There is a large outdoor private terrace. The other apartment, attached to the rear of the property, is currently rented as an investment property. 30 mins South of Angouleme.



## 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

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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