

Fully Equipped Restaurant with Professional Kitchen, Pizza Oven, Apartment & Garden in Picturesque Village



INFORMATION

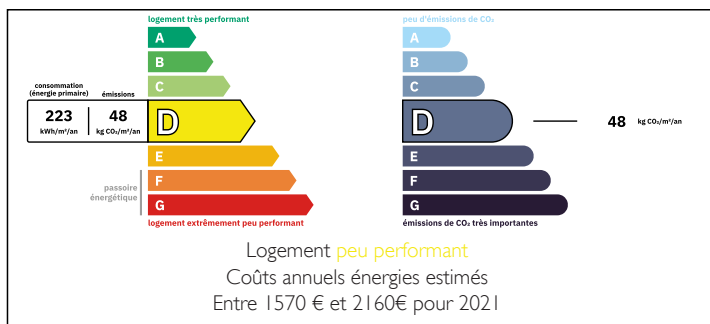
Town:	Saint-Maurice-des-Lions
Department:	Charente
Bed:	3
Bath:	2
Floor:	95 m2
Plot Size:	579 m2



IN BRIEF

Situated in the heart of the village of Saint Maurice des Lions and just 6km from the riverside town of Confolens. This restaurant has been a huge success every time it has been opened under previous managements and is now offered for sale by the owners with a fully equipped kitchen/restaurant including a modern Pizza oven. Possibility to create a beer garden to the rear.

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

There is public parking to the front of the restaurant where the Mairie also allow outside dining.

Inside is a bar, a dining room with a built in Pizza oven.

Fully equipped commercial kitchen with cold room.

Wine cellar

Freezer room

WC (disability standard)

Upstairs and accessible independantly is a large apartment to be renovated which has a bedroom and ensuite bathroom, WC, living room, bathroom to restore, plus another 3 rooms which could be used as desired.

To the rear is a garden and courtyard space.

*License IV drinks license available for an additional 10,000€

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

LOCAL TAXES

Taxe foncière: 1734 EUR

Taxe habitation: EUR

NOTES