

A beautifully maintained residential property to live in and a flourishing business for you to grow.



INFORMATION

Town:	Torigny-les-Villes
Department:	Manche
Bed:	3
Bath:	2
Floor:	0 m2
Plot Size:	7701 m2



IN BRIEF

A building for commercial and residential use comprising :

on the ground floor; bar room, restaurant room for 40+ covers, well equipped and maintained kitchen, with a high standard of presentation and a back kitchen / preparation room, WC.

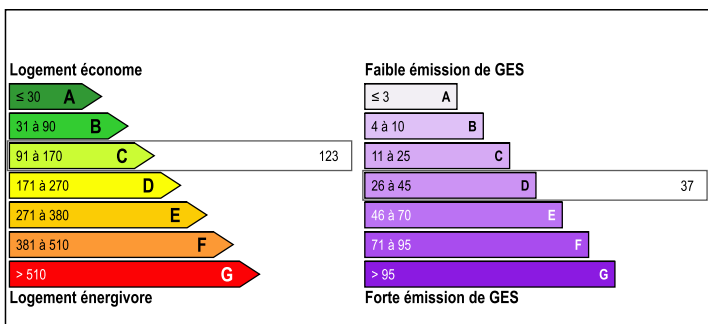
Basement below for stockage.

On the first floor; a bedroom, a lounge, a kitchen with dining room, a pantry, a shower room, WC.

Au dessus ; deux chambres mansardées, une salle douche, WC. Grenier au dessus.

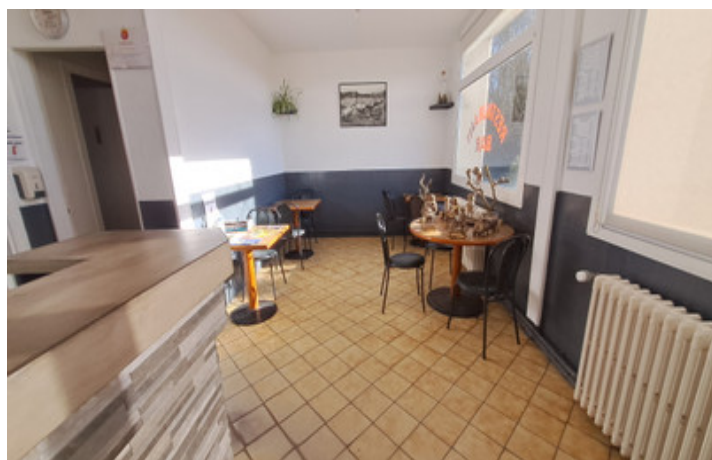
A l'extérieur ; cour sur laquelle garage, caves et grand parking.

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

A terrific opportunity to acquire a thriving business in a formidable location along a busy tourist route, offering panoramic views and unlimited potential. Whether you're an entrepreneur looking to take the reins of an established business or a young family seeking a fresh start in hospitality, this property provides an exciting and flexible foundation for success.

A Business with Proven Success & Growth Potential

Established for 19 years, with excellent balance sheets and a loyal, regular clientele Fully operational and profitable, ready to continue as is or be converted into a business of your choice Expansive space for future growth and development - Details of turnover on request. Please call for an immediate response.

Comfortable Private Accommodation

Beyond the business potential, this property also offers fabulous private living quarters, providing the perfect work-life balance for the right person or family ready to embrace this rewarding lifestyle. Prime Location Near Key Destinations

Ideally situated near major towns and tourist attractions:

Guiberville – 2 km

Torigny – 4 km

St-Lô – 20 km (a major regional center for business and tourism)

Bayeux – 44 km

Port-en-Bessin – 55 km, home to the renowned Coquille Saint-Jacques Festival

50 minutes from Omaha Beach and the historic D-Day landing sites

This is more than just a business—it's a lifestyle opportunity for those with the vision and drive to...