

A dynamic cafe bar with family accommodation above, in the centre of a vibrant town.

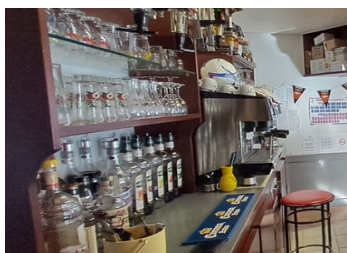
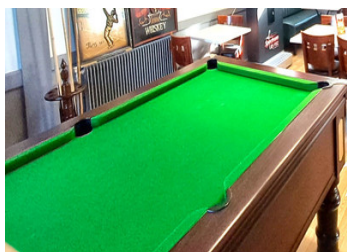


## INFORMATION

Town:	Torigny-les-Villes
Department:	Manche
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	100 m2

## IN BRIEF

A café, bar and public house located and operating in Normandy. Rent of 600 euros per month, including a 3-bedroom flat above the bar.

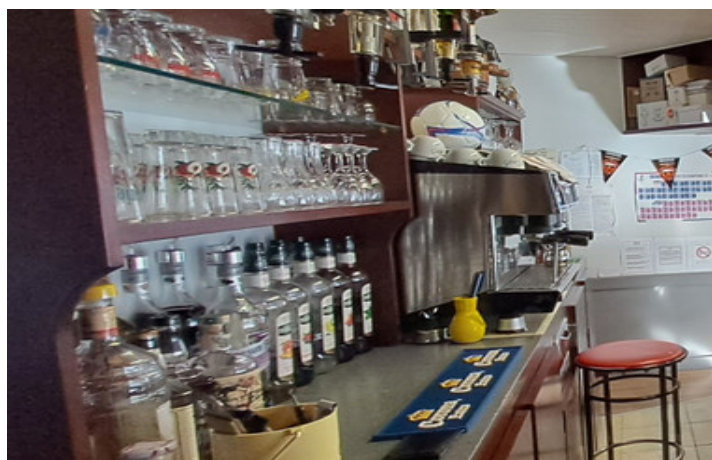


## ENERGY - DPE

DPE not required.

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

Thriving Business Opportunity with Accommodation in a Vibrant Town

An exceptional opportunity to acquire a well-established and growing business in the lively town of Torigny. With consistent year-on-year increases in turnover, this business offers strong financial potential alongside included accommodation.

This dynamic venue attracts a diverse clientele of all ages, featuring:

Le plus important le BAR.

- Live Football Weekends on TV – a popular draw for sports enthusiasts
- Billiards and Darts – a social hub for evening entertainment
- Outdoor Terrace – perfect for soirées and al fresco dining
- Indoor Dining Area – an untapped opportunity to expand catering services and significantly boost revenue

With further development of the catering aspect, turnover could be rapidly increased—potentially doubled.

Ideal for Hospitality Professionals

This business is perfectly suited for a motivated young couple with hospitality and catering experience. The included accommodation offers a comfortable living space with:

- Three Bedrooms
- A Spacious Loft – ready for conversion into additional accommodation if needed

Prime Location

Torigny is a bustling town with excellent schools, services, and tourist appeal. With little direct competition in the area catering to all age groups and leisure activities, this business holds strong growth potential.

Don't miss this fantastic chance to own and expand a flourishing business in a thriving community.

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Information about risks to which this property is