

Charming, well established restaurant and attached owners house close to popular tourist town



## INFORMATION

Town:	Jonzac
Department:	Charente-Maritime
Bed:	5
Bath:	2
Floor:	335 m2
Plot Size:	2440 m2



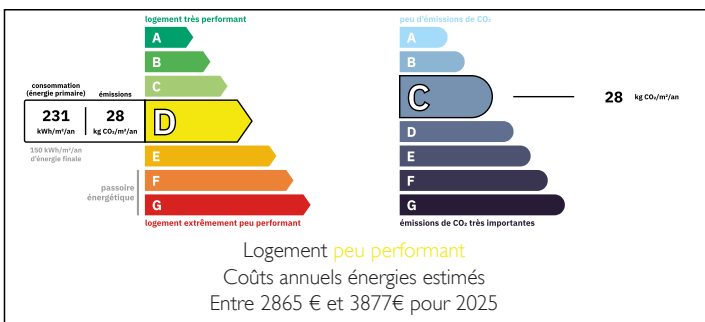
## IN BRIEF

This charming, traditional restaurant has been run by the current owners for over 15 years and is just a few minutes from the popular tourist, spa town of Jonzac in the south Charente Maritime.

The restaurant comprises a bar area with IV license and a spacious restaurant that can hold 45-50 customers. To the side is good sized outdoor terrace for the warmer summer months and large customer parking area. There is also a professional kitchen and equipment all in good condition and several cold and dry storage rooms.

Attached to the rear is the spacious owners accommodation comprising 2 living areas on the ground floor and 5 bedrooms a bathroom and shower room on the first floor. Outside there is a private terrace, garden and private owners' parking area.

## 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: 1920 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Restaurant (211m2)

- Bar area - 44m2
- Restaurant - 72m2
- Customer WC - 4.4m2
- Dry store room and wine cellar - 10m2
- Professional kitchen - 34m2
- Dry store room - 11.7m2
- Boiler room

Owners accommodation - ground floor

- Living room - 25m2
- Conservatory - 15m2

Owners accommodation- first floor

- Bedroom 1 - 16.7m2
- Bedroom 2 - 22m2
- Shower room with shower, basin, WC - 3.6m2
- Bedroom 3 - 12m2
- Bedroom 4 - 13m2
- Bedroom 5 - 10m2
- Bathroom with basin, bath, shower bath - 8.2m2
- Separate WC

Outside

- Private owners garden and parking area
- Large customer parking area

\*Heating via electric

\*Mains drainage

ALL MEASUREMENTS ARE APPROXIMATE

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