

5 bedroom house with immediate business potential Bar, Cafe, Restaurant, Events, Artisan Workshop, Studio



## INFORMATION

Town:	Sainte-Colombe-sur-l'Hers
Department:	Aude
Bed:	5
Bath:	2
Floor:	189 m2
Plot Size:	1 m2



## IN BRIEF

Ideally located 5 bedroom home with huge potential.

Included is a ready-to-go turn-key restaurant / cafe with all equipment.

Partially newly renovated with ample scope for further development.

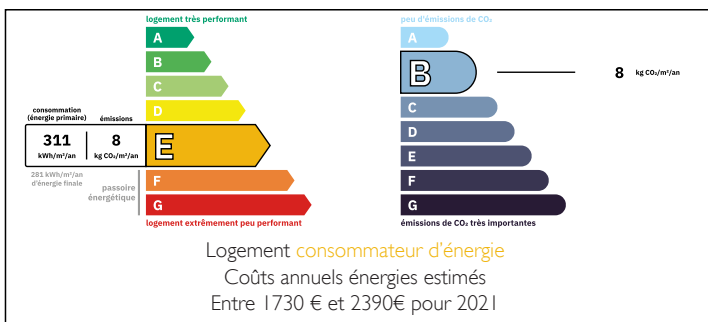
Large function room allows for events, entertaining or conversion to Gite

Close to the popular Voie-Vert, Lac Montbel and Chalabre

Family home, Catering, Hospitality, Events, Retreat, Workshop, Studio

Alcoholic IV licence can be purchased separately from vendor

## 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

Here we present a fantastic opportunity to purchase not only a partially renovated 5 bedroom home, with 2 bathrooms and 2 kitchens, but also a ready-to-go bar / cafe / restaurant seating 24 people.

Included in the sale price are all of the elements needed to re-start this well known hospitality business

- \* Bar and equipment
- \* Tables and chairs
- \* Very large kitchen with oven, hob, fridges, freezers etc.

There is a bistro terrace to the outside and a cavernous function room to the rear which could be used for events, live music, extra restaurant seating or whatever inspires you.

The accommodation layout provides the possibility of offering a kitchen / diner and two bedrooms as a self contained unit for perhaps staff or short-term holiday rental whilst still allowing the owners three further bedrooms, kitchen/ diner and a lounge in their private part of the property.

Despite the restaurant now being closed, it has had a strong and loyal customer base that wishes to see it booming again!

The potential here has to be seen to be believed. How might you see it?

\*A three bedroom home with an impressively large ground floor lounge, separate dining area and large kitchen, and a ready-to-go self-contained 2-bedroom Gite with kitchenette, lounge, toilet and shower...

## LOCAL TAXES

**Taxe foncière: 2170 EUR**

**Taxe habitation: EUR**

## NOTES