

## Busy restaurant and bar including building and equipment

EXCLUSIVE



## INFORMATION

Town:	Saint-Bonnet-de-Bellac
Department:	Haute-Vienne
Bed:	5
Bath:	4
Floor:	255 m <sup>2</sup>
Plot Size:	712 m <sup>2</sup>

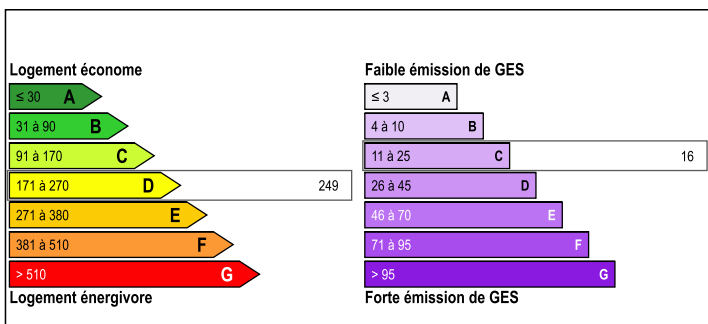
## IN BRIEF

Vibrant turn-key commercial opportunity located in the charming village of Saint-Bonnet-de-Bellac. This great property boasts a fully equipped restaurant, bar, and tobacco shop that is sure to impress both locals and passers-by.

This successful business is ready for its new owner to step in and take over, with options to add more value. The property also features a possible owners accommodation for added convenience and/or could work as a B&B. Parking for cars and trucks.

The potential beer garden offers ample space for guests to enjoy a sunny day or unwind after a long drive. With its ideal location and strong customer base, this property presents an incredible opportunity for those looking to invest in the hospitality industry.

## 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

Imagine owning a bustling restaurant, bar and tabac perfectly positioned opposite a busy truck stop, along the main transit route between Poitiers and Limoges! This established business in the heart of Saint-Bonnet-de-Bellac offers an incredible opportunity to step into a ready to go business with a loyal clientele.

The ground floor boasts a charming bar and tabac area with potential for expansion and a delightful south-facing outdoor space. A 55-seat dining room (plus overflow room for private events!) is complemented by a large, fully-equipped commercial kitchen with a walk-in cold room. Plus, convenient toilet and shower facilities cater to both locals and weary travelers.

Venture below to discover a wonderful wine cave, perfect for beer kegs and valuable wine storage. The cellar also houses the gas central heating system.

Upstairs, you will find a space featuring four rooms, including one with a shower, WC, and washbasin, plus two bedrooms each with en-suite shower rooms. This space is ripe for a decor refresh or complete redesign. It could become be an owners apartment or be made into guest bedrooms with shared or private bathrooms.

Above this level, there is an attic that could be made into another bedroom and bathroom. The interior lining of the attic space does need redoing, but it is really spacious.

This is a true "going concern," including all kitchen and dining equipment and a coveted Level IV Alcohol license. While the decor is a little tired, it presents a fantastic opportunity...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES