

UP-and-Running, successful, Bar-Restaurant in a Busy, Tourist and Equestrian Town with accommodation.



INFORMATION

Town:	Lignières
Department:	Cher
Bed:	2
Bath:	1
Floor:	230 m2
Plot Size:	76 m2

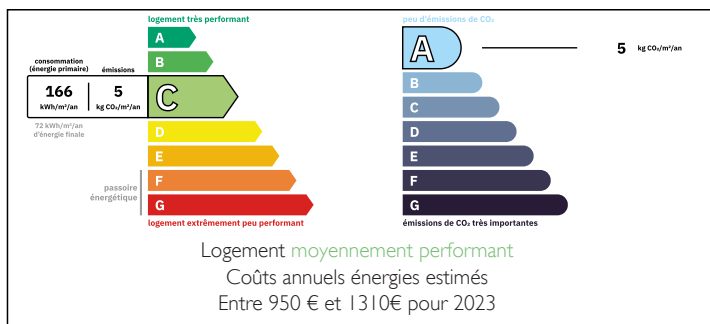
IN BRIEF

Perfectly situated in a busy, tourist town, on the main route linking roads and motorways heading both north and south, between the city of Châteauroux and town of Saint Amand Montrond. With Paris to the North, and the Mediterranean to the south, Lignières is an ideal stop when travelling in France or a perfect place to base whilst exploring the area.

Internationally renowned, for its Equestrian Hippodrome with televised race days and Horse festival "Pole du Cheval et de l'Âne," along with Local Leisure and sport activities, markets and year round events, Lignièrès mixtes, the best of leisure activities in the beautiful Berrichonne countryside with the events and activities the area has to offer.

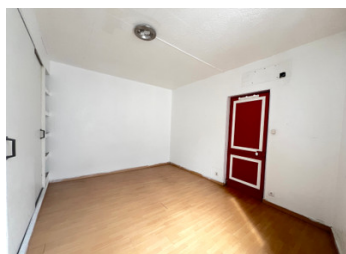


ENERGY - DPE



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

Recently modernised and offering both inside seating for 40 covers and a further 40 outside in Summer on the terrace, this is a turn-key business, offering an immediate revenue stream with repeat local and Sports business and tourism businesses in summer.

A perfect, profitable business for either investment or to continue, as now with 2 full-time staff, along with part-time assistants when required.

Above the restaurant, a 2-bed apartment, offering accommodation for staff or proprietors, requiring a little refreshing, but totally habitable with large living space, and new bathroom.

The bar/restaurant is fully equipped, and benefits from electric heating for winter and climatisation for summer. There is a downstairs WC which has access for reduced mobility.

A cellar below the bar, offers space for barrels and bar stock. The fully equipped catering kitchen has 2 ovens, fridges and freezers, prep areas, and to the rear a shower area, and along with outside kitchen space makes preparation easy and facilitates a smooth service. A good-sized, fitted storage room, ensures stock is monitored and easily accessible.

There is a further terrace to the side of the restaurant, not currently used for service, but if used, could double the outside space if opened up.

All accounts are available at the time of a viewing.

A very lucrative business with further income potential as a day-time Café, Ice-cream parlour, with its own accommodation, located in a vibrant market town in Central France.

Please ask for further details as there is further information and...