

Successful pizzeria restaurant with 2 bed house set in the heart of Gorron.



INFORMATION

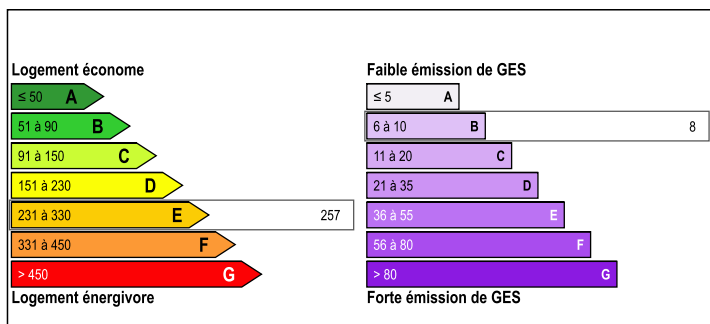
Town:	Gorron
Department:	Mayenne
Bed:	7
Bath:	2
Floor:	170 m2
Plot Size:	160 m2



IN BRIEF

Situated in the charming town centre of Gorron, this well-established family run pizzeria has been successfully serving locals and visitors for over six years. With a strong reputation for quality food and friendly service, it has built a loyal customer base and consistent year-round trade. The property includes a comfortable two-bedroom house, perfect for owner accommodation, and an additional upstairs space offering great potential for conversion—ideal for expanding living quarters, creating rental accommodation, or even a guest suite. Whether you're looking for an established business opportunity or a lifestyle change in a vibrant French town, this pizzeria offers both commercial business and separate town house in one unique package

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

This popular restaurant features a distinctive and inviting décor, accommodating up to 30 covers. It boasts a traditional wood-fired pizza oven and bar area along with a back kitchen for preparation along with clients WC. The outdoor terrace is perfect for al fresco dining seating 15 covers and there is ample parking situated nearby.

The property includes several rooms across the first and second floors. With some renovation, these could be transformed into a generous four-bedroom apartment or multiple ensuite guest rooms. The choice is yours.

A cellar is used for storage.

Adjoining the restaurant is a bright and well-presented two-bedroom house. This can be directly accessed by the restaurant or kept separate if required. The spacious open-plan ground floor living space benefits from dual-aspect windows, flooding the area with natural light. A modern kitchen with dining area and lounge along with direct outside access to the front and the back of the property. A small storage area and wc are also found on this floor. Upstairs you will find two spacious double bedrooms with large windows and wood flooring throughout, a shower room with WC, and stairs leading to a good size loft space that could be converted or perfect for storage.

Gorron is a small town located in the Mayenne department in the Pays de la Loire region of north western France. Known for its picturesque countryside and peaceful ambiance, it offers a blend of rural charm and historical character. ...