

Working bar/restaurant business with sea view & letting rooms in Portbail sur mer. Enviably location.



## INFORMATION

Town:	Port-Bail-sur-Mer
Department:	Manche
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2



## IN BRIEF

For Sale: Bar / Restaurant Business with 2 High-End Hotel Rooms – Sea View in Portbail-sur-Mer – 3 Dining Rooms – Option to Purchase the Freehold. 60 Indoor Seats, 40 on the Terrace.

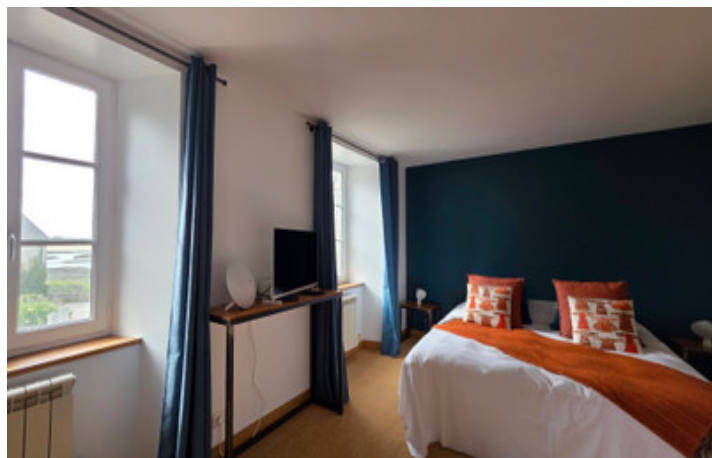
Located in the heart of Portbail-sur-Mer, this beautiful 3-storey character property offers an exceptional setting overlooking the harbour. Facing south-west, it features a large sunny terrace with breathtaking views of the sea and stunning sunsets.

## ENERGY - DPE

DPE not required.

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

Business for Sale – Restaurant-Hotel in Portbail-sur-Mer – Aux 13 Arches – Prime Location

Stéphanie Nash, real estate agent with Leggett Immobilier, is pleased to present this iconic establishment for sale in the heart of Portbail-sur-Mer. Ideally located just steps from the town's main market square, directly facing the harbour, near public parking and at the foot of the famous Pont des 13 Arches.

Aux 13 Arches enjoys a prime location with a loyal year-round clientele, further boosted by a strong tourist presence in the summer months. This restaurant-hotel boasts a solid business foundation and an excellent local reputation.

## LOCAL TAXES

Taxe habitation: EUR

### Property Description

#### Ground Floor:

The property features two tastefully decorated dining rooms, both with open fireplaces, creating a warm and inviting atmosphere, especially in the winter months.

You'll also find a fully equipped professional kitchen, a separate dishwashing area, a bar space, and storage rooms—everything needed for a high-quality restaurant operation.

#### First Floor:

Accessible from the second dining room, the first floor includes two elegant, modern hotel rooms that have been recently renovated using high-end materials. Both rooms offer sea views and private en-suite bathrooms. These rooms are a valuable asset for hospitality purposes, or alternatively, they could serve as on-site accommodation for the owners or staff.

#### Second Floor (Third Storey):

This 20 m<sup>2</sup> top floor includes a break room, changing area, and a bathroom (in need of light updating). It could also serve as additional staff

## NOTES