

Amazing business opportunity right in the centre of Chalais



## INFORMATION

Town:	Chalais
Department:	Charente
Bed:	2
Bath:	1
Floor:	95 m2
Plot Size:	180 m2



## IN BRIEF

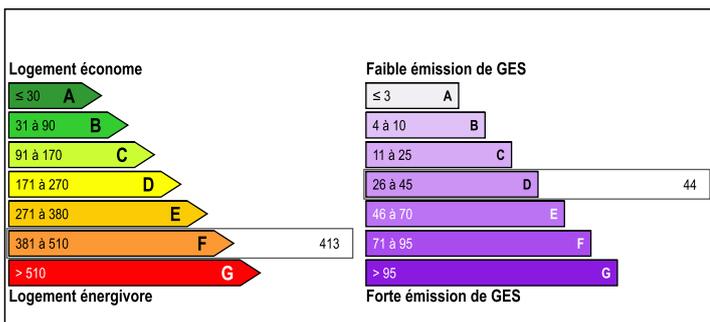
A fantastic opportunity in the heart of South Charente!

Le Flore is a well-established café-brasserie and bar, ideally located on the main avenue of Chalais, just a short walk from the town centre and all amenities. Known for its warm atmosphere, local reputation and loyal clientele, this is a turn-key business ready to operate immediately.

Key features:

- Prime location with excellent visibility and steady foot traffic
- Indoor dining area for around 40 guests
- Spacious shaded terrace (approx. 40 seats) perfect for summer service
- Fully equipped kitchen, complete bar setup, and full alcohol licence
- Strong year-round customer base (locals + tourists)

## ENERGY - DPE



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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.

include themed events, extended hours, enhanced



## DESCRIPTION

### Location & Opportunity

Located in the heart of Chalais, in South Charente, Le Flore benefits from a privileged address in the town centre, in an accessible, lively neighbourhood, close to amenities and local heritage. The establishment is conspicuous, renowned and enjoys a mixed clientele (inhabitants, tourists, walkers).

### Concept & Ambiance

The Flore is a traditional café-brasserie with a warm and friendly atmosphere, open every day for lunch and dinner. Traditional French cuisine is offered: brasserie, daily specials, snacks and sandwiches, vegetarian cuisine, mussels and fries, etc.

Theme evenings and musical events are regularly organised during festival periods.

### Capacity & Facilities

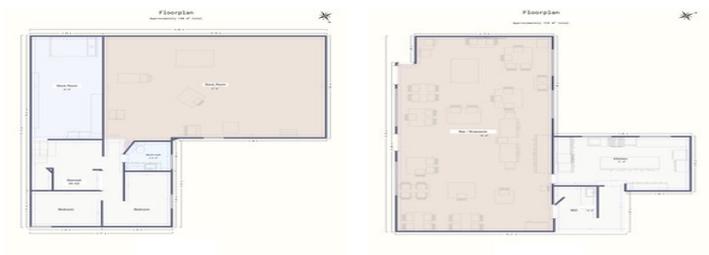
- An air-conditioned main bar, with about 40 covers inside.
- Terrace also capable of accommodating around 40 covers, ideal for sunny days.
- Facilities and equipment: bar, terrace, wifi, billiards, baby chairs, toilet..
- Parking nearby.

### Schedules & Operation

Open 7 days a week all year round.  
Typical hours: morning + noon + evening.

### Public & Potential

The Flore attracts a loyal local clientele and passing visitors. The development potential is real: extend catering services, offer more regular cultural events, optimise the menu, or increase visibility via marketing / digital.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES