

## BAR RESTAURANT THE RELAIS DU BEFFOU

EXCLUSIVE



## ENERGY - DPE

DPE blank.

## INFORMATION

Town:	Loguivy-Plougras
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	324 m2
Plot Size:	2789 m2

## IN BRIEF

In the heart of the Côtes-d'Armor region, near the Beffou departmental forest, this property complex comprising a bar, restaurant and apartment is a great investment opportunity, combining commercial premises, business assets and a liquor licence, on a 2,789 m<sup>2</sup> plot of land.

Restaurant room, bar area, banquet room, professional kitchen, storeroom, technical rooms. The banquet room can accommodate up to 110 people, or around 80 covers in a permanent restaurant configuration.

Garage 75 m<sup>2</sup>, shed 50 m<sup>2</sup>, garden shed 20 m<sup>2</sup>.

The property benefits from a very large private car park that can accommodate numerous vehicles and groups.

The possibility of extension and change of use (subject to administrative authorisations) allows for the possibility of a complementary activity such as guest rooms.

The sale is motivated by retirement. It covers the

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

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Information about risks to which this property is exposed is available on the G eorisques website : <https://www.georisques.gouv.fr>

## NOTES