

Well known Bar and Restaurant in prime village location with accommodation above and cellar.



INFORMATION

Town:	Chaillac
Department:	Indre
Bed:	1
Bath:	1
Floor:	85 m2
Plot Size:	0 m2

IN BRIEF

Thriving bar and restaurant in a prime village location complete with accommodation above and outdoor terrace



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

Le Bosquet is a well-known and much-loved establishment located in the centre of the charming village of Chaillac. This is a fantastic opportunity to acquire a thriving business, including fixtures, fittings, and the fonds de commerce. The property is leasehold, and existing stock can be negotiated as part of the sale.

The ground floor features a welcoming bar and restaurant area, a fully equipped professional kitchen, and customer facilities. A standout feature is the spacious covered terrace, granted by the commune, with potential to expand—perfect for maximising seating and revenue during the warmer months.

Upstairs offers additional versatility with a comfortable lounge area (with potential for a small kitchen installation), a shower room, a bedroom with built-in storage, and a dedicated stock room. Further benefits include attic storage space and a cellar currently used for beer storage.

The sale also includes one member of staff, ensuring continuity for the business.

This is an ideal opportunity for anyone looking to step into a lively, turnkey bar and restaurant in a vibrant village setting. If you've ever dreamed of running your own successful hospitality business, Le Bosquet is ready to welcome you.

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

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