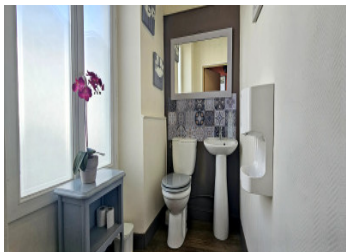


Pub Restaurant for sale: 140 m with apartment, convertible attic, business and equipment included,



INFORMATION

Town:	Sainte-Hermine
Department:	Vendée
Bed:	1
Bath:	1
Floor:	140 m ²
Plot Size:	0 m ²

IN BRIEF

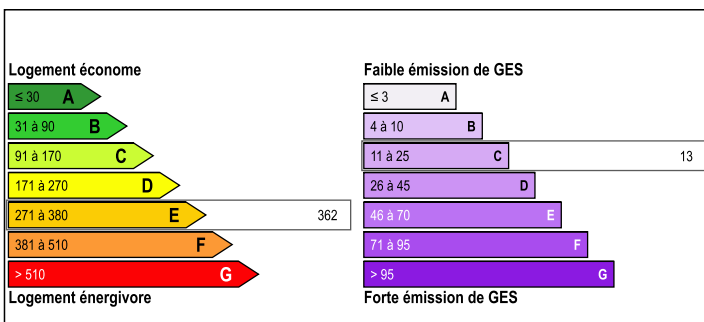
A rare opportunity: a pub-restaurant with great potential in the heart of the Vendée, in a rapidly growing economic area.

Ideally located in Sainte-Hermine, a vibrant town of 3,000 residents, this renovated establishment enjoys a strategic location right next to the A83 highway and a developing business hub, with the upcoming arrival of an Amazon logistics center set to drive foot traffic.

Located 25 minutes from La Roche-sur-Yon and 45 minutes from Nantes, La Rochelle, and the Vendée coast, the location attracts a mix of local, business, and tourist customers.

The commercial environment (weekly market, shops, and services within walking distance) enhances the property's appeal and ensures consistent foot traffic.

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.



DESCRIPTION

Le Pub des Halles – English Pub/Restaurant for Sale in the Heart of Sainte-Hermine

The pub-restaurant features a fully equipped professional kitchen, restrooms, a dining room with a bar area and a wood-burning stove, as well as a terrace with a bioclimatic pergola, ideal for welcoming guests year-round.

The residential unit, located above the pub, features a bright 36 m² living room with a pellet stove on the first floor, an 11 m² fitted kitchen, a 14 m² bedroom, and a 5 m² bathroom with a toilet. The second floor offers a 90 m² convertible attic, providing real potential for expansion or conversion.

Open since 2012, Le Pub des Halles is steeped in history: a former inn until the 2000s, it welcomed travelers and their horses, which were shod by the blacksmith at the rear of the building. In 1921, a World War I soldier turned it into a café, which was passed down from generation to generation. In 1992, the current owners transformed it into an English pub/restaurant, blending authenticity with modernity.

The professional kitchen is equipped with high-end appliances: a double pizza oven, a refrigerated salad bar, a large commercial freezer, a fridge-freezer, an induction range, a commercial dishwasher, and three induction fryers. A large cellar with exterior access keeps wines and beers at optimal temperature year-round.

Additional Features:

Natural gas central heating
Double-glazed windows
Public sewer system

This property represents a rare opportunity to launch a business venture or take over an established business. All the documents and

LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: EUR

NOTES