

Building currently used as a bar and restaurant with bed and breakfast in the heart of Aulnay

EXCLUSIVE



## INFORMATION

Town:	Aulnay
Department:	Charente-Maritime
Bed:	6
Bath:	4
Floor:	280 m2
Plot Size:	0 m2



## IN BRIEF

Currently used as a bar restaurant with bed and breakfast rooms, this building is conveniently situated in a popular market town in the heart of the Charente Maritime. Surrounded by well-established gardens and with private parking, this offers potential for commercial development. There are three reception rooms currently used as a bar, restaurant, and event space (with a mezzanine). There is a kitchen and WC on the ground floor. On the first floor, there are 6 bedrooms with shower facilities. Aulnay has a popular weekly market, restaurant, bars, a supermarket, and is only 20 minutes from the future thermal spa town of St Jean D'Angely. The sandy beaches of the west coast are within an easy hour's drive, and Saintes and Cognac within half an hour.

## ENERGY - DPE

DPE blank.

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

The property is electrically heated and is partially double glazed. It has a septic tank.

In more detail:

Ground floor

LIVING ROOM / BAR

LIVING ROOM / RESTAURANT

LIVING ROOM (with mezzanine)

WC

KITCHEN

STORAGE ROOM

First floor:

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

BEDROOM 5

BEDROOM 6

WC

Garden

Parking

All measurements approximate

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Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES