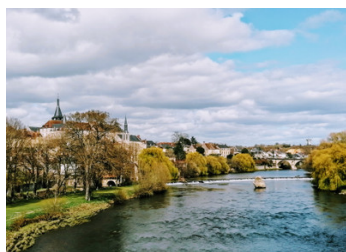


Popular restaurant/bar in prime central location in pretty tourist town.



INFORMATION

Town:	Saint-Gaultier
Department:	Indre
Bed:	1
Bath:	1
Floor:	177 m2
Plot Size:	25 m2

IN BRIEF

Here's a superb opportunity if you're looking for a bar/restaurant to run or for investment. Located in the very centre of St Gaultier and with use of the front pavement which absolutely everyone passes, there's shops, a College and free parking all just a few steps away. Passing trade could not be better! Fully renovated, this property offers a restaurant area of 49m2 for 30 covers, a bar 31m2 with further tables and the pavement terrace, which has accommodated around 150 customers for themed evenings and music events. The sale is of the Licence IV and the building, comprising a restaurant with double glazed front windows and door with disabled access, second fire exit, bar with separate entrance, fully equipped professional kitchen with extractor hoods, store room, client toilet, washing up room and...

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

Most of the kitchen fittings, decorative items and tables/chairs in the restaurant, bar and outside seating are included in the sale. The apartment bedroom is partially furnished with brand new, unused furniture: a double bed, wardrobe storage unit and a bookcase.

A two-bedroom apartment owned by the same vendor and which can be connected to the Cafe apartment is also available - please contact the agent for details.

Saint Gaultier is situated in the Parc Naturel de la Brenne, popular for its 3300 lakes/ponds and a wealth of outdoor wildlife and sporting activities, as well as the swimming lake and beaches at Bellebouche, Belabre, Chaillac and St Genou.

This historic town has a popular market every Friday, and shops, bank, and boulangeries are all a 5 minute walk away. Larger retail and a rail station can be found at Argenton-sur-Creuse and the regional capital city, Châteauroux. The A20 autoroute is 15 minutes away and the town is an easy 5 hour drive from the ferry ports at Caen, Le Havre and Dieppe.

The town has a primary school, and the well-rated Collège Jean Moulin secondary school is adjacent to this property. International and national flights are available at three regional airports at Limoges (1 hr 11 mins), Tours (1 hr 40 mins) and Poitiers (1 hr 30 mins). The theme parks Futuroscope and Aquascope are 1 hr 30mins away.

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

NOTES