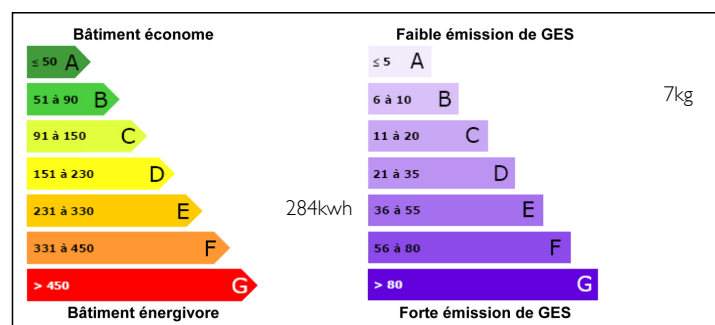


Rare opportunity to buy this well loved restaurant, in a beautiful village on the edge of the Loire.



## ENERGY - DPE



## INFORMATION

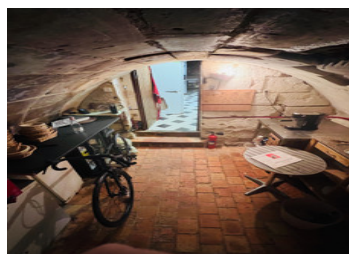
Town:	Candes-Saint-Martin
Department:	Indre-et-Loire
Bed:	1
Bath:	1
Floor:	105 m2
Plot Size:	130 m2

## IN BRIEF

Fantastic opportunity to buy an established, profitable and highly rated restaurant with accommodation in the beautiful, tourist village of Candes St Martin in the heart of the Loire Valley. Two charming old village houses built in the local stone ( tuf ), linked by a vaulted cellar, create this gorgeous restaurant placed right at the heart of one of the most beautiful villages in France. In a warm and welcoming ambiance, the restaurant with open fire can accommodate 30 people inside. On warmer days, the terrace with an exceptional position at the entrance to the fortified church, can offer space for a further 45 covers. All equipment for the restaurant and a licence are included in the price. Above the restaurant, with an independent entrance, is a charming 30m<sup>2</sup> apartment with potential to expand. This would make fantastic owner or guest accommodation. This summer has been one of the busiest yet and business turnover...

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

### Ground Floor:

- Fully equipped commercial kitchen
- Stone spiral staircase to apartment on the first floor
- Vaulted cellar connecting the kitchen to the restaurant.
- Restaurant dining area with fully equipped bar, open fireplace, stone walls, beams, original tiled floor and wooden staircase leading to a mezzanine overlooking the restaurant with a further dining area and WC.

### First Floor:

- Bedroom / living area with stone walls, beams, wooden shutters and access to the street
- WC
- Bathroom with bath, hand basin and shower
- hallway with storage and access by stone spiral staircase to the loft

### Loft:

- Windows to the front and back,. Ideal for conversion to a bedroom/ bathroom

### The Area:

Candes St Martin is one of the most beautiful villages in France. With a magnificent fortified church and situated on the banks of the Loire / Vienne, it is a charming village to live and work in visited by many tourists throughout the year. It is located on the Loire à velo route.

Montsoreau 1.3 km with shop, boulangerie

Saumur 13 km with train station

Chinon 15 km

Tours 68 km ( with airport )

Angers 86 km

Poitiers Airport 82 km

-----

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

## NOTES