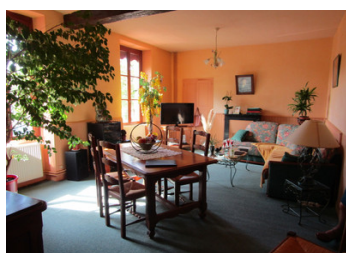
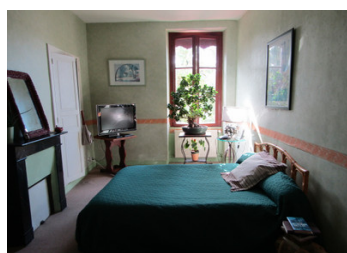
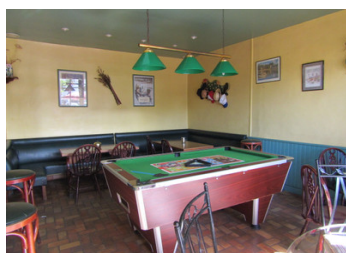


Successful bar / snack, with accommodation located in the center of a nice town.



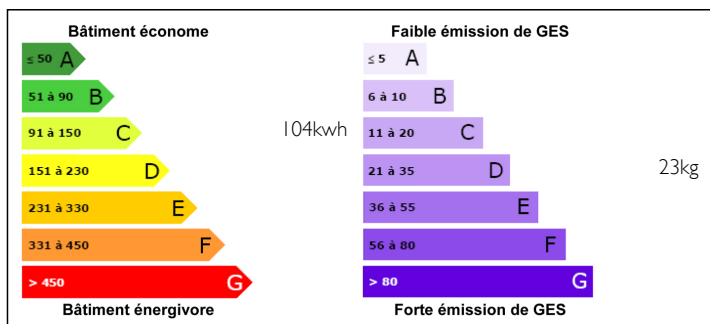
INFORMATION

Town:	Villaines-la-Juhel
Department:	Mayenne
Bed:	1
Bath:	1
Floor:	143 m2
Plot Size:	109 m2

IN BRIEF

Excellent opportunity to buy this lively, turnkey establishment, located in the central square of a small town in the north of the Mayenne département, between Alençon and Mayenne, at the gateway to the Normandie-Maine park and the Alpes Mancelles. Numerous shops, schools, health and leisure services are nearby, with a supermarket just a 15-minute walk away. This establishment, with its magnificent terrace, enjoys a regular clientele all year round, as it is a meeting place for loyal local customers, a meeting point for the English expatriate community and a stopover for tourists.

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

This busy Bar / Snack / Games, with a bright 60 m² apartment and ideally located in the city center, is a very good business. No staff to take over.

This highly reputed licensed bar welcomes you with its superb bar and adjoining games room with pool table. It also includes a functional kitchen with a storeroom, a corridor leading to a small courtyard at the rear which can be used as storage space for tables and chairs on the terrace.

The percolator, kitchen equipment and business equipment are included. It would be easy to add a crêperie, sandwich shop or snack bar at lunchtime, for people working nearby.

The café hosts weekly French classes for expatriate residents living nearby, as well as meetings of local associations.

Upstairs, a landing leads to guest toilets and accommodation comprising a beautiful living room (furniture included in the sale), a large bedroom with shower room and toilet. The insulated attic is suitable for conversion.

The property benefits from double-glazed windows and a town gas-fired boiler. The slate roof was redone in 2008 and two new electrical panels were installed in 2020.

A visit is highly recommended!

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

NOTES