

Offering a terrific business opportunity at Pont d'Ouilly a thriving tourist town A must view!

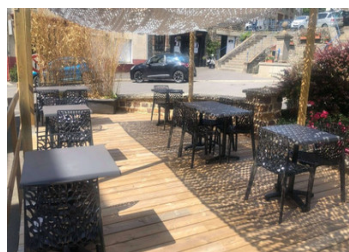


## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Pont-d'Ouilly |
| Department: | Calvados      |
| Bed:        | 5             |
| Bath:       | 5             |
| Floor:      | 0 m2          |
| Plot Size:  | 0 m2          |

## IN BRIEF

The luminous and spacious restaurant interior offers a light and airy and modern feel. The kitchen is newly equipped. The outside terrace accommodates 25 and the interior 35 covers, a formidable business. This would suit an enterprising couple, a chef or family with a good business sense and a wish to integrate in the life of this charming french town. Pont d'Ouilly has visitors and tourists all year, its such a popular tourist town. Suisse Normandie is the second most visited area in the North of France after Mont st Michel the number one destination and Pont d'Ouilly is famous for its Kayaking events on the River Orne, its horse riding and paragliding. The charming town of Clecly is the capital of this region at just 13kms or by kayak and the famous Roche d'Oetre just 6kms away for fabulous views, equalled only by "Les cretes..."

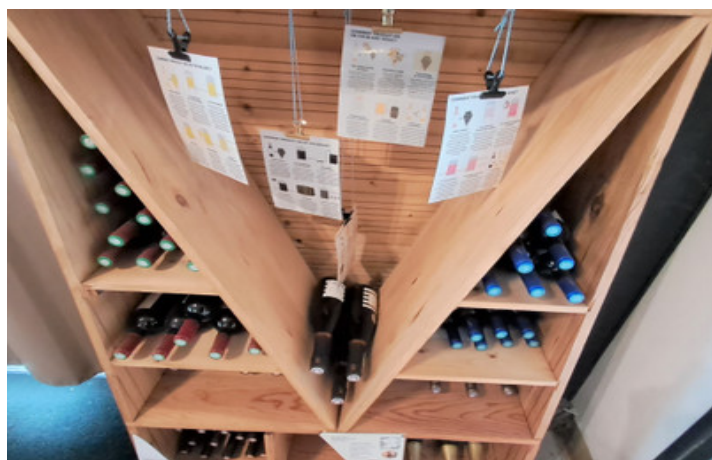


## ENERGY - DPE



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

The business comprises :-

The ground floor; cafe and restaurant including outside terrace a total of 50 covers. A fully equipped commercial kitchen with many recently installed new equipment. The restaurant licence and tenancy. rental 946 euros per month bail.

First floor :-

This floor comprises 5 letting rooms each with en suite shower and WC:-

three double bedrooms, one double with single bed, one double with 2 single beds

The owners accommodation comprising; 2 bedrooms, 1 shower room, WC, a dining room and a living room with balcony.

The property benefits from, optic fibre availability in the town, oil fired central heating, double glazing throughout and a faithful local clientele all seasons.

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

## NOTES