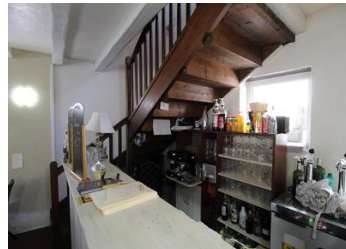


Pizza restaurant with license III and professional kitchen



INFORMATION

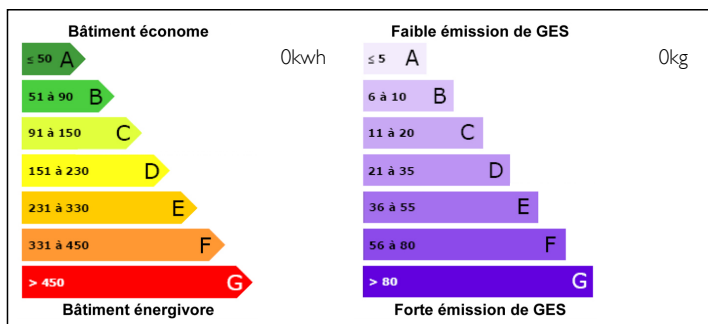
Town:	ANGLES SUR L ANGLIN
Department:	Vienne
Bed:	1
Bath:	2
Floor:	140 m2
Plot Size:	589 m2



IN BRIEF

This restaurant has been up and running for many years and is ready to run from day one. It has a license III bar and a fully kitted out professional kitchen and a walk-in cold room. It has 49 covers and generates a good income with many tourists visiting one of France's favourite villages every year.

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

Situated only around 100m from the iconic view of Angles sur l'Anglin's water mill this restaurant is clean and tidy and ready to re-open straight away. It benefits from its own parking bays with a store room underneath and also a garden plot which potentially could be developed to add alfresco dining if required. On the ground floor there is a dining room with 18 covers with a bar and toilet facilities. Off the dining room is the pro kitchen with everything you need including prep area and sink with leg operated tap etc. All fully functional and ready to go. Above this on the first floor is a store room and the walk-in cold store and above that on the second floor is a room that can be used as either an on-site bedroom or office. To the rear of the dining room a staircase leads to the second dining room which has 31 covers and also more toilet facilities. The village is very popular, particularly in the summer and a regular clientele is guaranteed. The property is situated in the medieval village of Angles sur l'Anglin which is officially classified as one of the most beautiful villages in France. Last year the village was shortlisted from all French villages by France 2 Television and was voted 11th in the whole of France by the television viewers. It is near the airports of Poitiers, Tours and Limoges, 30 minutes from Châtelleraut with...

LOCAL TAXES

Taxe foncière: 342 EUR

NOTES