

Once a successful bar / cafe/ restaurant, this property offers a four bedroom appartement above the commercial premises.



INFORMATION

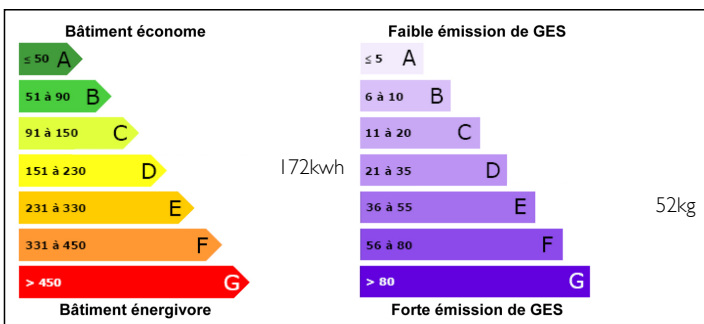
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|-------------|--------|
| Town: | |
| Department: | Vienne |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 220 m2 |
| Plot Size: | 192 m2 |

IN BRIEF

Bar / cafe/ restaurant -recently closed, with four bedroom appartement above situated between Couhé and Civray. Poitiers 45km for large stores, airport and train. This property is being sold with all equipment to open up and run what has been a successful business over the past years.

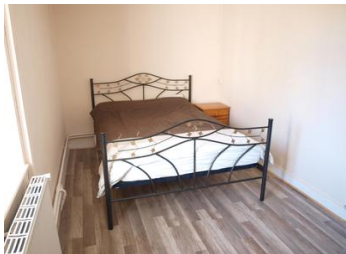


ENERGY - DPE



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

Bar / Restaurant area 70m² including tables chairs, glasses and glass fronted drinks fridge. Kitchen 18m² fully equipped with four stainless steel tables, large chest freezer, dishwasher, commercial cooker and smaller electric oven, extractor hood, double chip fryer, microwave, undercounter fridge, larder fridge and all cutlery, crockery, saucepans and kitchen utensils. Laundry/Store room 7m² Cellar 30m² Toilets 8m² Store room 9m² housing the central heating oil tank Furniture for the terrace is also included.

Accommodation 1st floor Lounge/Office 41m² Bedroom 1 10m² Bedroom 2 12m² Bathroom 6m² comprising corner bath, and wash basin WC 1.5m²

2nd floor Landing 7m² Bedroom 3 28m² Bedroom 4 12m² Bathroom 4m² comprising of shower, wash basin and W.C. Loft 25m² suitable for storage.

This business enjoyed success for many years and with the right owners, could once again open its doors to a large client base...

LOCAL TAXES

Taxe foncière: 742 EUR

NOTES