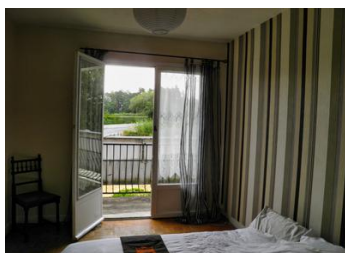


Located at Condat en Combraille, near Pontaumur on a plot of 2475m. This former successful bar/restaurant is available for you to restart. Includes a 3 bedroom apartment,...



INFORMATION

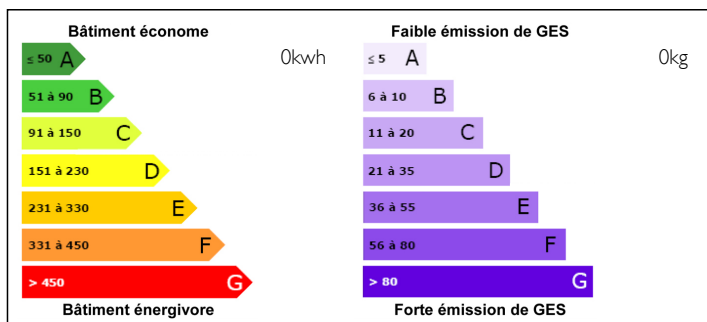
Town:	CONDAT EN COMBRAILLE Puy de Dôme
Department:	
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	2475 m2



IN BRIEF

This former successful bar/restaurant is located on a departmental road, great for attracting passing trade, with plenty of parking, terrace and garden. There is also 3 bedroomed apartment with a balcony, two garages and private garden. located at 8km to the town of Pontaumur which has all the amenities you should need (shops, schools, banks, etc). Surrounded by many beautiful towns and villages, lakes and mountains, so plenty on offer for passing tourists. 50km from the ski resort of Le Mont Dore. 24km to the A89 motorway. Clermont Ferrand is at 50km where you will find an airport and train station.

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 former successful bar/restaurant is in a very good location. It currently comprises of the following :

Groundfloor :

rear entrance hallway with drivers shower room.
commercial kitchen comprising of : dishwashing area (8m²), food preparation area (7m²) with access to cellar, cooking area (14m²)
restaurant / bar (46m²) with undercounter fridges, doors to terraces and garden.
guest toilets
office (9m²) with patio doors to private garden.

Steps lead to rear door and stairs to the private apartment comprising of :

three bedrooms (11m², 12m², 15m²) two with patio doors leading to balcony
bathroom (with bath and shower)
loungue (17m²) with fire and patio doors leading to balcony
kitchen (10m²) with doors leading to balcony

Outside :

Gates lead to the rear of the property where you will find two garages and a carport. Good sized private garden with decking.

At the front is a large parking area, garden and terraces for guests.

Total plot is 2475m².

Tax fonciere is 590€ per year.

The property has secondary double-glazing, and gas and electric hot air central heating. The property has a septic tank which does not conform.

LOCAL TAXES

Taxe foncière: **590 EUR**

NOTES