

Not to be missed opportunity to purchase an up and running business in a village close to Mortain



INFORMATION

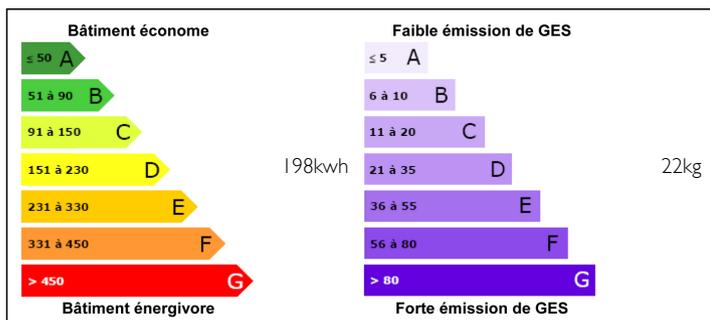
Town:	NOTRE DAME DU TOUCHET Manche
Department:	Manche
Bed:	3
Bath:	1
Floor:	263 m2
Plot Size:	657 m2



IN BRIEF

Spacious bar/restaurant being sold as a going concern. Spacious banqueting hall increases the covers to over 50. An established business in a prime location at the heart of a village with amenities. Currently 2/3 bed living accommodation above the bar with scope to increase the accommodation by extending into the undeveloped part of the building and the attic spaces. Huge potential for B&B as well. Convenient location around 10km from Mortain. Ferries and airports easily accessible within 2 hours. St Malo and Dinard airport approx. 94 km or less than 90 mins. Coast less than an hour.

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

Ground Floor.

You enter into a good sized bar area with around 25 covers for lunchtimes. At the back of the bar there is the large hall for special functions that can seat 60. Behind the bar is the kitchen area. Off here is the dining room that can form part of the owner living space. A door leads to a store room and provides access to the rear parking and large attached garage.

First Floor.

The living accommodation above the bar comprises of two generous double bedrooms, a cosy living room and a bathroom.

A second staircase leads to the part of the building that requires some renovation, but that offers superb space. Here we find four good sized rooms and the potential is enormous. It is crying out for B&B or similar.

Second Floor.

Two large unconverted attic areas, again with massive potential for conversion into additional accommodation.

Outside.

A large paved courtyard outside space with double garage and room to park at least 2 -3 cars.

A wonderful business opportunity, with tremendous scope to increase existing turnover in the form of B&B or holiday accommodation..

NOTES