

Successful, purpose-built Restaurant/ Large one story house with minimal conversion. Up to 100 covers, industrial kitchen, Storage area, rear courtyard, front courtyard, (for external dining)...



INFORMATION

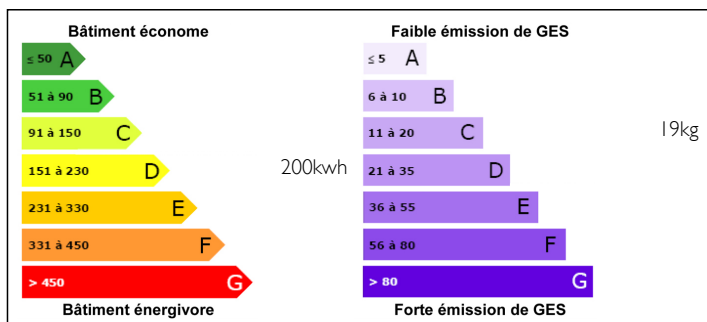
Town:	MERIGNAC
Department:	Charente
Bed:	0
Bath:	0
Floor:	254 m2
Plot Size:	1724 m2



IN BRIEF

Freehold property and ground. Situated just a few minutes from the route national, but with no road noise and a feeling of countryside. This restaurant is popular with locals, tourists and business people alike. Open Tuesday to Sunday lunchtime. With the possibility to double the revenue with the addition of evening service and outside catering. High-end equipment, inc Limoges China and stainless steel based walk-in fridge. A superb opportunity for a chef and their partner. Being sold due to retirement. Could also work as a large single-storey dwelling, with the edition of some stud walling

ENERGY - DPE



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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 well-known restaurant offers quality, traditional meals using fresh and local ingredients. Tuesday-Friday they offer a set menu of starters, mains, cheese, dessert, coffee and a glass of, local, wine for 15€.

Saturday and Sunday is again a set menu Two courses for 22€ and 26€ for Three. Wine is sold by the glass or the bottle. Offering a gourmet menu for special occasions, (Mother's day etc).

Popular with the local population including a mix of nationalities and variety of clients from business people to local workers.

By offering a set menu consisting of starters, dessert and cheese can all be plated in advance whilst the mains are cooked to order. Allowing for a team of two, one chef and one front of the house. Keeping expenditure and waste to a minimum.

There is a large, client, car park. External dining in the front courtyard. Entranceway with cloak room, through to the main restaurant with bar and till to the right, and restaurant area to the left.

The restaurant is bathed with light, thanks to the large and numerous windows, as seen in the 360-degree tour. Traditional tables and chairs are graced with linen tablecloths and napkins. Combined with Limoges china, pristine glasses and quality cutlery gives a luxurious feel to the value for money menu.

To the left side of the bar is access to the washing up room and kitchen. Fully equipped with all you need to...

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