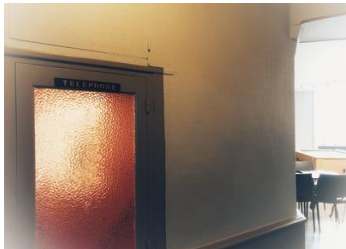


Goodwill very well located, in operation Bar, PMU, FDJ billiards



INFORMATION

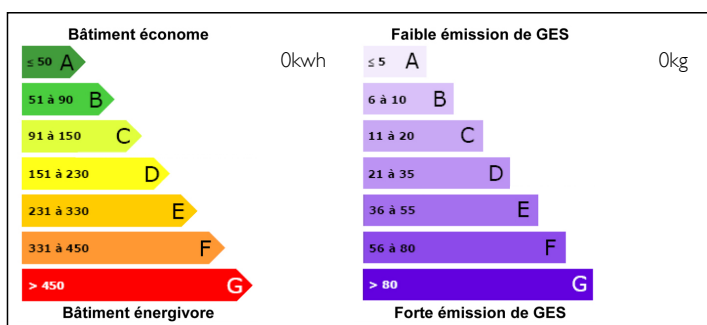
Town:	MAUZE SUR LE MIGNON
Department:	Deux Sevres
Bed:	0
Bath:	1
Floor:	180 m ²
Plot Size:	354 m ²



IN BRIEF

I propose you this business very well maintained, to the standards, in activity of Bar, PMU, FDJ + games located in the city center. The commercial surface is currently about 130 m², a pretty terrace of about 75 m² and a dwelling on the first floor not currently used of about 50 m².

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 business has a nice shop window, located in the city centre close to all shops and services. As well as halfway between Niort and La Rochelle.

The equipment is very recent and well maintained. The furniture is included in the sale excluding the billiards table which is rented.

When you enter the street-side establishment, the bar is on your right, through the second entrance, it is located opposite, to the left of the bar a television screen, in front of the tables and chairs.

Then a small passage to the left of the bar leads you to the large room, a large video projector screen, furniture that can accommodate 35 seats, a pool table, possibility of completing with table football and dartboard. In this room on your left you will see an access to the terrace (disabled standards) and emergency exit and toilets to the disabled standards.

Upstairs, toilets, a separate shower, a corridor leads to 3 bedrooms.

A cellar under the entire ground floor including a vaulted ceiling.

Oil-fired heating, 100-litre tank and recent boiler.

The annual turnover is 85 000 € and the rent is 982 €/month.

There are two weekly markets, on Wednesdays and Saturdays, and once a month there is a fair with nearly 150 traders.

Services: school, college, daycare, retirement home, post office, swimming pool, veterinary clinic...

Shops: bakery, hairdresser, restaurant, intermarket, lidl, cellar, petrol station, garage...

approximate surfaces :

On the ground floor: