

Bar Restaurant with living accommodation in the heart of this popular village



INFORMATION

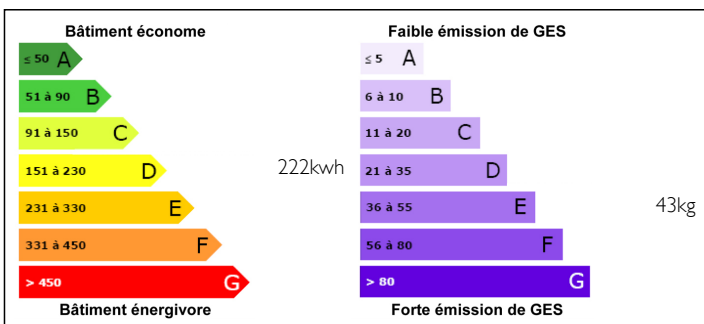
Town:	Lathus-Saint-Rémy
Department:	Vienne
Bed:	7
Bath:	5
Floor:	361 m ²
Plot Size:	537 m ²



IN BRIEF

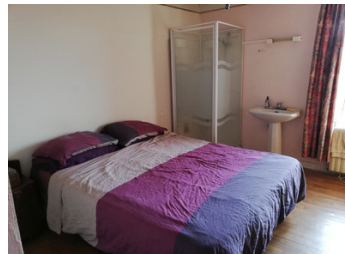
A large bar restaurant to refresh, large owners accommodation (7 bedrooms) that could be used for B & B - Situated in a popular village - Bags of potential for the right owners

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

Enter the bar from the street - main road from Montmorillon to Le Dorat

Bar / restaurant approx 12m x 8m

Toilet

2 rooms - 4.5m x 4.1m and 4.1m x 3.9m

Commercial kitchen 4m x 4.6m

Cave 5.5m x 4.6m

Bedroom 1 5.3m x 3.8m with shower room 1.2m x 3.1m

Upstairs

Large living room 9.8m x 7.7m with built in kitchen corner

Hallway to 4 bedroom

Bedroom 2, 3.9m x 4m - hand basin installed

Bedroom 3, 4.3m x 4.1m hand basin installed

Bedroom 4, 3.7m x 3m hand basin and shower

Bedroom 5, 3.5m x 3.2m hand basin and shower

Small room 2.2m x 3.4m with velux window - hand basin

Bathroom 2.4m x 3m - bath, toilet, shower and hand basin

Another separate hallway / stairs leads to

Bedroom 6, 3.9m x 4.1m

Bedroom 7, 4.2m x 4.1m (plumbing installed for an ensuite

Shower room 1.6m x 2.6m

Outside - a small side terrace and garden to the rear
Two small sheds - one has the gas boiler

Mains drains

Windows - mainly single glazed

Heating - Mains gas

Please note that the bar licence (4) is subject to Mairie approval and you will need to demonstrate experience in the bar / restaurant business and have a sound business plan

The village of Lathus St Remy is very popular, being near Montmorillon - approx 10 minutes drive away

NOTES