

Property used as a bar-restaurant, with outbuildings and land. 8km from La Rochefoucauld.

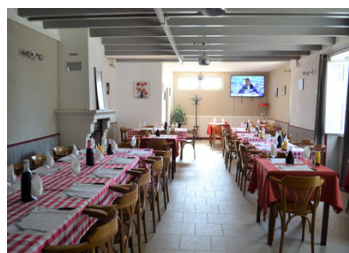


INFORMATION

Town:	La Rochefoucauld
Department:	Charente
Bed:	4
Bath:	1
Floor:	300 m2
Plot Size:	3000 m2

IN BRIEF

La Rochefoucauld sector. Spacious village property comprising, on the ground floor, bar-restaurant area of 150m2. Upstairs: 150m2 to renovate. Barn and small outbuilding. Land of 3000m2.



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

The main stone building overlooks a large courtyard. It consists of, on the ground floor:

- BAR area 50m2
- RESTAURANT room 68m2
- Sanitary area
- PROFESSIONAL KITCHEN /RESERVE/COLD ROOM 36m2

Upstairs, approximately 150m2: several rooms to be completely renovated. Ideal to make one or more dwellings.

Also in the courtyard is:

- a large PARKING
- a BARN of 150m2
- a 14m2 WORKSHOP
- a small GITE of 25m2, to renovate
- a terrace

A detached land is situated in front of the property with ample parking for customers.

Business in perfect condition, up to standards, roof 2019, double glazing, electricity redone in 2010.

Nice opportunity for this recognized establishment, frequented by a regular working-class clientele. To evolve according to your projects!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1600 EUR

NOTES