

Popular restaurant with five-bedroomed living accommodation and two small rental studios.



## INFORMATION

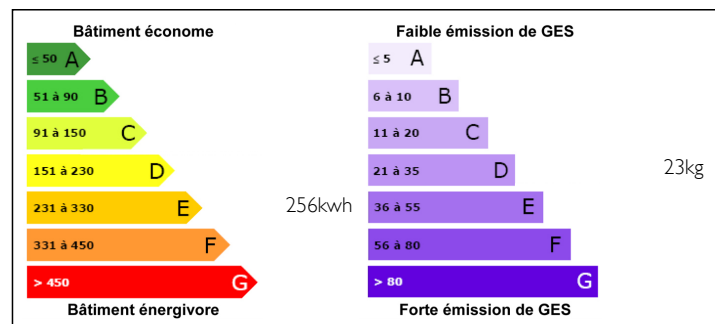
Town:	Brioux-sur-Boutonne
Department:	Deux-Sèvres
Bed:	5
Bath:	2
Floor:	456.5 m2
Plot Size:	850 m2

## IN BRIEF

On offer here is a restaurant which is popular with local workers, truck drivers and the ex-pat community living in the area. Situated in the town centre and right next to where the weekly market is held, the restaurant is in a prime location with plenty of parking and also outdoor space for summer dining. On the ground floor of the building the public areas include a large restaurant that can seat 99 people, a veranda facing the square, a bar and toilet facilities. In addition there is a large well-equipped kitchen and various food preparation and storage rooms. On the first and second floors there is living accommodation (with access from the restaurant or from outside) comprising a sitting room with wood burner, kitchen, five bedrooms, a bathroom, two shower rooms and three separate toilets. Outside there are two small self-contained apartments providing rental income. In addition there is...



## 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.



## LOCAL TAXES

**Taxe foncière: 2150 EUR**

## NOTES

## DESCRIPTION

Ground floor:

Restaurant and bar

Toilets

Well-equipped kitchen

Various storage rooms

First and second floors (with independent access):

Sitting room with wood burner

Kitchen

Five bedrooms:

Bedroom 1 13m<sup>2</sup>

Bedroom 2 15m<sup>2</sup>

Bedroom 3 25m<sup>2</sup>

Bedroom 4 12.5m<sup>2</sup>

Bedroom 5 11.5m<sup>2</sup>

Bathroom

Shower room

Shower room

Three toilets

If desired the living accommodation could be split into two to provide a self-contained one-bedroomed apartment on one floor and a three-bedroomed apartment over two floors.

Outside there is a small courtyard which has been occasionally used for summer dining. From the courtyard there is access to two small studios with independent entrances. There is also a pleasant garden to the rear of the property for the private use of the owners.

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