

Esteemed 120 cover restaurant in a bustling tourist town. 3 bedroom accommodation and adjacent building land.



## INFORMATION

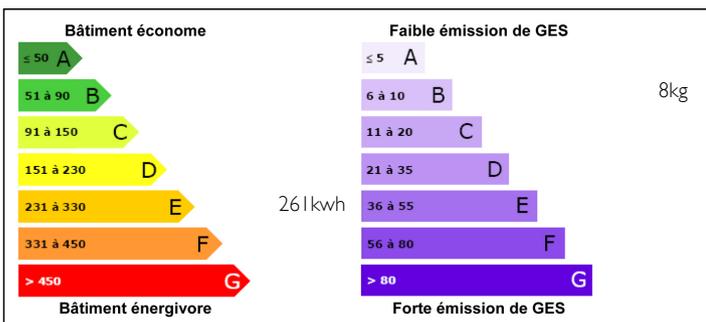
Town:	Huelgoat
Department:	Finistère
Bed:	3
Bath:	3
Floor:	258 m <sup>2</sup>
Plot Size:	7793 m <sup>2</sup>



## IN BRIEF

Renowned 120 cover restaurant in one of the most popular tourist towns of the Monts d'Arrée region of Finistere with year round footfall. Spacious 3 bedroom accommodation 2 separate dining areas, fully fitted bar and a large enclosed dining terrace Disabled access WC and dining areas Commercial stainless steel kitchen, washing up area, stock room Further 100m<sup>2</sup> of secure outbuildings for further stock and refrigeration. Over 2000m<sup>2</sup> of constructible land with a further 6000m<sup>2</sup> with potential for nature or leisure activities. Recently renovated, double glazing, heat exchangers, full stainless commercial kitchen. Large car park

## 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

A building for commercial and residential use comprising: - A ground floor for commercial use with bar, two dining rooms, back room, commercial kitchen, WC, washbasin; - A floor for residential use consisting of an apartment with four main rooms, bathroom, dressing room and WC.

Total living space = 258m<sup>2</sup>

Outbuildings = 192m<sup>2</sup>

Land = 7793m<sup>2</sup>

Buildable; - Total 2048m<sup>2</sup>

Not buildable; Total 5745m<sup>2</sup>

ground floor -

Dining room 1 - 5.1m x 8.1m = 41.3m<sup>2</sup>

Entrance - 3m x 4.2m = 12.2m<sup>2</sup>

Bar - 5.7m x 4.2m = 23.9m<sup>2</sup>

Dining room 1 - 5.1m x 8.1m = 41.3m<sup>2</sup>

Ground floor kitchen area -

Kitchen - 8.8m x 3m = 26.4m<sup>2</sup>

Wash up room - 1.6m x 3m = 4.8m<sup>2</sup>

WC - 3m x 2.8m = 11.2m<sup>2</sup>

Disable access W.C. - 3m x 3m = 9m<sup>2</sup>

Storage - 6m x 3m = 18m<sup>2</sup>

1st floor - 69.7m<sup>2</sup>

Landing - 10m x 1m = 10m<sup>2</sup>

Bedroom 1 - 3.7m x 3.3m (4.4m floor) = 12.2m<sup>2</sup>

Office - 3.6m x 2.4m (2.8m floor) = 8.6m<sup>2</sup>

Bedroom 2- 3.6m x 2.4m (2.8m floor) = 8.6m<sup>2</sup>

Bathroom - 2m x 3m = 6m<sup>2</sup>

Dressing room - 1.4m x 2m = 2.8m<sup>2</sup>

Bedroom 3 - 6.5m x 3.3m (4.5m floor) = 21.5m<sup>2</sup>

Outbuildings -

Boiler room - 3m x 2.2m = 6.6m<sup>2</sup>

Barn 1 - 5.3m x 3.1m = 16.4m<sup>2</sup>

Barn 2 - 10m x 7.9m = 79m<sup>2</sup>

Terrace - 15m x 6m = 90m<sup>2</sup>

## NOTES