LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A15301 Price: 70 000 EUR

agency fees to be paid by the seller

Superb price for a thriving FDC (bar, tabac, lotto) in Agen with a surface area of 100 m2. 2 bed apt 66 m2

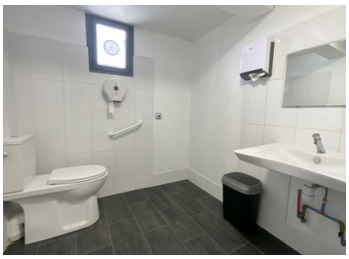














ENERGY - DPE

DPE not required.

INFORMATION

Town:	**Agen**
Department:	**Lot-et-Garonne**
Bed:	**2**
Bath:	**0**
Floor:	**66 m2**
Plot Size:	**0 m2**

IN BRIEF

A fantastic opportunity awaits with this spacious bar, boasting a coveted Licence IV, restaurant, parking, terrace, and a shop (tabac, lotto) in Agen.

This business also includes a super 66m² two-bedroom apartment, private courtyard, and garage - perfect for those seeking a seamless blend of home and business.

Business Features:

* Licence IV for full alcohol service
* Lottery ticket and gaming sales
* Enclosed rear terrace and indoor/outdoor seating for up to 70 clients
* Ample parking space
* Cigarette and tobacco sales
* Sidewalk seating for street appeal
* Boules terrace for added charm

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.

The taxes foncière is shared between the building owner and business owner, making this an excellent investment in a prime location.

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DESCRIPTION

This spacious bar/restaurant, with seating for around 70 clients and attractive terraces, is ideally located on a main road at the entrance to town.

Its consistent turnover, even during the challenges of the pandemic, highlights its strong potential, especially for developing a takeaway service for the loyal, established clientele.

Included in the offer is a 66m² two-bedroom apartment, perfect for a dynamic couple, family, or business partners looking to live and work in one of southwest France's most attractive areas.

Located on the busy Agen-Toulouse axis, this 100m² business is for sale as fonds de commerce (business only).

The monthly rent of €1,250 covers both the business and apartment spaces
and includes:

* Licence IV (full bar license) with 70-seat capacity
* Tobacco point of sale
* Lottery and various games sales
* Terraces and enclosed outdoor space
* Bowling green (boules terrace)
* Car park, garage, and conservatory
* Private courtyard

This is a rare opportunity with a highly reasonable rent, ideal for those ready to tap into its huge potential.

The current owners have featured in A Place in the Sun. Read their story here:

NOTES

DESCRIPTION OF THE PROPERTY