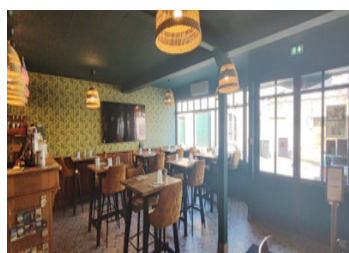


Leggett. Business for Sale. Brasserie-Crêperie-Bar. 50 covers. Pro-kitchen. Sainte-Mère-Église, Normandy.



INFORMATION

Town:	Sainte-Mère-Église
Department:	Manche
Bed:	0
Bath:	1
Floor:	100 m2
Plot Size:	50 m2

IN BRIEF

Leggett-Immo offers, Business for Sale – Sainte-Mère-Église, Normandy.

Brasserie, Crêperie & Bar in a prime central location of this historic and high-traffic tourist town, also well supported by locals. Seating for 50 covers with a 68 m² dining room and bar, 22 m² professional kitchen with much new equipment, bathroom, employee changing room, and 50 m² storage areas. Separate entrance alleyway for deliveries and equipment.

Strong turnover with proven results. Includes III alcohol license. Three-phase electrics installed. Closed annually in January and last week of June.

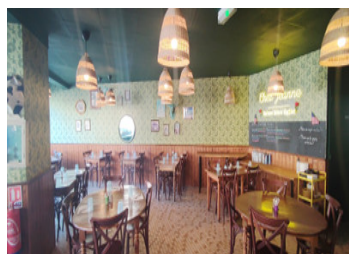
A rare opportunity in the heart of Normandy's history. Building available by separate negotiation.

ENERGY - DPE

DPE not required.

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

Leggett-Immo Exceptional Business Opportunity – Sainte-Mère-Église

In the very heart of historic Sainte-Mère-Église, famed for its role in the D-Day liberation, this thriving Brasserie, Crêperie & Bar offers a unique chance to own a business at the crossroads of history and tourism. Benefiting from a constant flow of international visitors and a loyal local clientele, it combines tradition with strong commercial appeal.

The property provides 50 covers in a welcoming 68 m² dining room with bar. A fully equipped 22 m² professional kitchen with much new equipments. Bathroom, staff changing room, and 50 m² of storage areas. A private service alley ensures discreet deliveries.

LOCAL TAXES

Taxe foncière: 800 EUR

Recent upgrades include new three-phase electrics. License to serve alcohol III, the business enjoys solid turnover and a proven reputation. Seasonal closures in January and late June allow for holidays without affecting profitability.

With its central location, strong trade, and charm, this is a rare opportunity to acquire a flourishing business in one of Normandy's most visited towns. Building available separately. Contact me for further details.

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

NOTES