LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40594JR16 Price: 256 800 EUR

agency fees included: 7 % TTC to be paid by the buyer (240 000 EUR without fees)

Amazing business opportunity right in the centre of Chalais















INFORMATION

Town:	Chalais
Department:	Charente
Bed:	2
Bath:	1
Floor:	95 m2
Plot Size:	180 m2

IN BRIEF

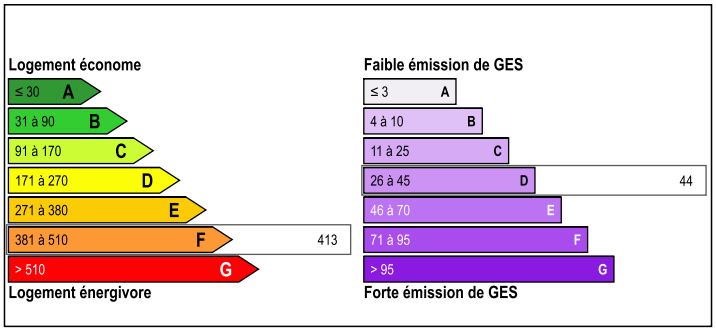
A fantastic opportunity in the heart of South Charente!

Le Flore is a well-established café-brasserie and bar, ideally located on the main avenue of Chalais, just a short walk from the town centre and all amenities. Known for its warm atmosphere, local reputation and loyal clientele, this is a turn-key business ready to operate immediately.

Key features:

- Prime location with excellent visibility and steady foot traffic
- Air-conditioned dining area for around 40 guests
- Spacious shaded terrace (approx. 40 seats) perfect for summer service
- Fully equipped air-conditioned kitchen, complete bar setup, and full alcohol licence
- Strong year-round customer base (locals + tourists)

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.

include themed events, extended hours, enhanced social media presence, etc.

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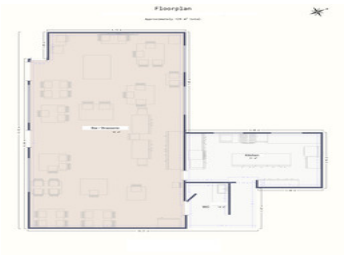
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DESCRIPTION

Location & Opportunity

Located in the heart of Chalais, in South Charente, Le Flore benefits from a privileged address in the town centre, in an accessible, lively neighbourhood, close to amenities and local heritage. The establishment is conspicuous, renowned and enjoys a mixed clientele (inhabitants, tourists, walkers).

Concept & Ambiance

The Flore is a traditional café-brasserie with a warm and friendly atmosphere, open every day for lunch and dinner. Traditional French cuisine is offered: brasserie, daily specials, snacks and sandwiches, vegetarian cuisine, mussels and fries, etc.

Theme evenings and musical events are regularly organised during festival periods.

Capacity & Facilities

• An air-conditioned main bar, with about 40 covers inside.
• Terrace also capable of accommodating around 40 covers, ideal for sunny days.
• Facilities and equipment: bar, terrace, wifi, billiards, baby chairs, toilet..
• Parking nearby.

Schedules & Operation

Open 7 days a week all year round.
Typical hours: morning + noon + evening.

Public & Potential

The Flore attracts a loyal local clientele and passing visitors. The development potential is real: extend catering services, offer more regular cultural events, optimise the menu, or increase visibility via marketing / digital.

NOTES

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