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Ref: A43169PTO16 Price: 267 500 EUR

agency fees included: 7 % TTC to be paid by the buyer (250 000 EUR without fees)

Business for Sale – Restaurant "Le Canton" with Apartment, Longré (Charente)

EXCLUSIVE















INFORMATION

Town:	Longré
Department:	Charente
Bed:	2
Bath:	2
Floor:	188 m2
Plot Size:	460 m2

IN BRIEF

Well-established and highly regarded in the charming village of Longré (Charente), "Le Canton" enjoys excellent gastronomic reviews with a high average rating on TripAdvisor. The cuisine is regularly praised for its quality, homemade dishes, unique menu with refined flavors, and outstanding value for money. The atmosphere is warm and welcoming, with professional and attentive service and a loyal clientele—some visitors even stating they would return "every day" because they enjoy the experience so much. The establishment has also been recognized as a must-visit culinary address in the region.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

Mixed-Use Property: Restaurant with Apartment – Place de la Biargerie, Longré (16240)

Located in the heart of the village on Place de la Biargerie in Longré, this character property offers a rare opportunity to operate a bar-restaurant with on-site accommodation. The lease covers the entire building, combining a commercial space dedicated to food and beverage service on the ground floor with a spacious residential apartment upstairs.

The current owners, who are planning to retire, are happy to support the future buyers during a transition period to ensure a smooth takeover of the business.

The Buildings

Ground Floor – Restaurant & Bar:
The ground floor is fully fitted out for restaurant and bar operations and includes several distinct areas designed to welcome customers comfortably.

The main entrance leads into the bar area, which serves as the central hub for drinks service and customer reception. Next to the bar is the dining room, complemented by a veranda that provides additional seating in a bright and pleasant setting.

The restaurant also includes a professional kitchen designed to handle full-service food preparation. Customer restrooms (WC) are located on the same level for convenience.

The layout naturally separates service areas from dining spaces while maintaining smooth circulation between the bar, kitchen, and dining room.

An outdoor terrace allows for al fresco dining during warmer months, increasing seating capacity and attracting seasonal customers. The property also includes a garage, which can be used for storage, deliveries, or other operational needs.