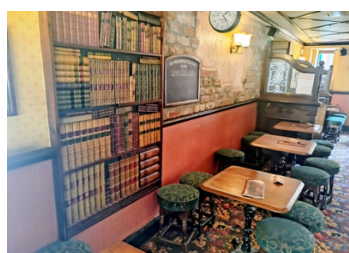


Unique opportunity to buy successful business in the heart of city, licence for bar, brasserie, restaurant



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Saint-Genis-Pouilly
Department:	Ain
Bed:	0
Bath:	3
Floor:	223 m2
Plot Size:	0 m2

## IN BRIEF

CHARLYs in Saint Genis Pouilly is located on the main square just on the boarder with Geneva. Thanks to local and expat clientele become a vibrant café-brasserie, bar, with licence for traditional catering.

Known for its unique vibrant 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
- Indoor sitting area for 118 guests
- Spacious covered terrace 130 seats, perfect for summer service
- Complete bar setup, and full alcohol and restaurant licence
- Strong year-round customer base (locals + expats)
- Well-maintained premises, ready for immediate

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

Ground floor is divided in 2; giving the feeling of privacy, one part called "Charly's wine corner" with its own bar could be close with sliding door, one toilet.

At the first level is fully equipped kitchen.

Lower floor has small hall; 2 toilets; one room with gothic ceiling for quests, two reserve rooms and one cold room.

St Genis Pouilly is small city, short distance to Geneva, CERN, large international organisation; with thousands employees ; practically all living in Sait Genis Pouilly and welcoming English pub with its typical atmosphere. One never feels lonely in such place.

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

## NOTES