LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A43691MCW56 Price: 399 500 EUR

agency fees to be paid by the seller

English-style pub/restaurant (Licence IV), B&B in the heart of Central Brittany















INFORMATION

Town:	Sainte-Brigitte
Department:	Morbihan
Bed:	6
Bath:	6
Floor:	252 m2
Plot Size:	2545 m2

IN BRIEF

Situated near Pontivy, Mûr-de-Bretagne, the famous Lac de Guerlédan and the Nantes-Brest canal, this bar/restaurant/B&B is perfectly positioned to accommodate locals and tourists alike, with ample seating indoor and out and private parking.

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.

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DESCRIPTION

The bar has been operating since 2022 with the addition of the B&B accommodation in 2023.
The business includes:
* A bar with full alcohol licence
* Dining room for approximately 60 covers
* Outdoor terraces
* 5 guest bedrooms (all with shower rooms/WCs and coffee machines)
* A professional kitchen
* Staff changing facility and locker area
* Laundry room/dishwasher area
* Secure storage for bicycles
* A boules pitch

Within the building is a private apartment of approximately 58m², comprising living room, fitted kitchen/diner, a double bedroom, private patio, parking and garden.

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

NOTES