

Building currently used as a bar and restaurant with bed and breakfast in the heart of Aulnay



INFORMATION

Town:	Aulnay
Department:	Charente-Maritime
Bed:	6
Bath:	4
Floor:	280 m2
Plot Size:	0 m2

IN BRIEF

Currently used as a bar restaurant with bed and breakfast rooms, this building is conveniently situated in a popular market town in the heart of the Charente Maritime. Surrounded by well-established gardens and with private parking, this offers potential for commercial development. There are three reception rooms currently used as a bar, restaurant, and event space (with a mezzanine). There is a kitchen and WC on the ground floor. On the first floor, there are 6 bedrooms with shower facilities. Aulnay has a popular weekly market, restaurant, bars, a supermarket, and is only 20 minutes from the future thermal spa town of St Jean D'Angely. The sandy beaches of the west coast are within an easy hour's drive, and Saintes and Cognac within half an hour.

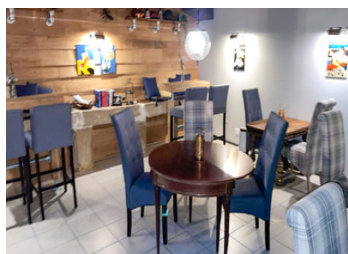


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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The property is electrically heated and is partially double glazed. It has a septic tank.

In more detail:

Ground floor

LIVING ROOM / BAR (48m²)

LIVING ROOM / RESTAURANT (28m²)

LIVING ROOM (with mezzanine) (44m²)
mezzanine (16m²)

WC

KITCHEN

STORAGE ROOM

First floor:

BEDROOM 1 (18m²) with bathroom and WC

BEDROOM 2 (11m²) with shower in room

BEDROOM 3 (13m²) with shower in room

BEDROOM 4 (13m²) with shower

BEDROOM 5 (11m²)

BEDROOM 6 (18m²) with shower and WC
WC

Garden

Parking

All measurements approximate

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

NOTES