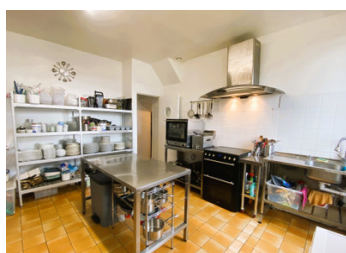
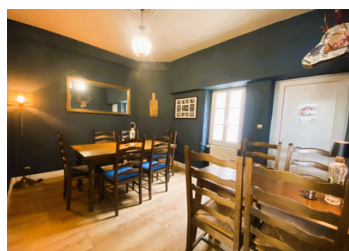


Wonderful Restaurant business and large apartment in a pretty village in the Allier

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Mesples
Department:	Allier
Bed:	3
Bath:	1
Floor:	118 m2
Plot Size:	625 m2

IN BRIEF

Looking for a new life in Central France with your own large 5 room apartment and thriving restaurant business? Look no further - this wonderful property has been operating as a thriving restaurant/bar in a small village in the Allier drawing clients from around the Allier and Cher to enjoy lovely meals and evening events throughout the year.

Having created a regular clientele the restaurant operates all year round and benefits from boosts at holiday times due to the regions' holiday home owners and regular tourism to the area.

Having received a recent tourism accolade in the Auvergne - this growing business is ready to develop further for new owners as the current owners look forward to retiring in the village.

Please get in touch to explore your new lifestyle business in Central France.

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.



NOTES

DESCRIPTION

Wonderful and successful restaurant business with residential apartment above in the Allier. Fully equipped restaurant business with large dining room, smaller private dining/overspill room, bar area, separate catering kitchen and cloakroom with 5 rooms and bathroom on the upper floor via private entrance offering a flexible configuration of accommodation for the business owners.

The business is offered as a profitable, going concern with further development opportunities, fully equipped with all contents being sold with the business and building. The current owners have established the business and renovated the interior to a modern and comfortable level which attracts regular guests and visitors with theme evenings and music events.

The apartment is currently used by the owners as offices as they both have separate houses in the village and don't need to live onsite. The apartment with its private access is ready to be reconfigured as a 3 bedroom, lounge/dining kitchen and bathroom apartment perfect for owner accommodation.

The business has built a regular clientele who visit all year round and also boosted by events during the year with live music and themes. The restaurant also extends to the front of the property with a very large terrace all approved by the local mayor to offer increased covers during busy periods.

Recently the owners were nominated and invited to the Trophées pro Groupama: 2025 edition! recognising small businesses who contribute to Allier tourism - wonderful!

Information about risks to which this property is exposed is...