

A fantastic opportunity to purchase a home and established business and permanent way of life in Normandy.



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Tinchebray-Bocage |
| Department: | Orne              |
| Bed:        | 6                 |
| Bath:       | 2                 |
| Floor:      | 127 m2            |
| Plot Size:  | 408 m2            |

## IN BRIEF

An exceptional opportunity to acquire a thriving establishment, ideally located in the heart of the town, boasting a loyal customer base and proven profitability.

Tastefully presented, this magnificent bar-restaurant features a pleasant outdoor terrace, offering a warm and friendly atmosphere that is highly appreciated by patrons.

The sale includes both the business itself and the premises, featuring spacious private living quarters upstairs that offer excellent living comfort or potential for further development.

The kitchen fully complies with current regulations and is equipped to meet all health and safety standards. The welcoming atmosphere of the bar and terrace makes this establishment one of the town's most delightful spots to relax with friends or



## ENERGY - DPE

DPE blank.

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

### BUSINESS ASSETS.

The business assets of a bar, restaurant, brasserie, and pizzeria known as "Le Cheval Blanc"—located and operated in Tinchebray (Tinchebray-Bocage, Orne).

FDC are for sale, inseparable from the premises in which the business operates and the Category IV liquor license.

A mixed-use commercial and residential building comprising: - on the ground floor: kitchen, bar, WC, and conservatory.

On the first floor: kitchen/living/dining area, two bedrooms, and a shower room with WC.

On the second floor: four attic bedrooms and a shower room with WC.

Basement cellar; parking and garden to the side.

## LOCAL TAXES

Taxe foncière: 1950 EUR

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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