LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46899NML56 Price: 34 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (28 000 EUR without fees)

Village Bar Business with Spacious Accommodation – A Wonderful Lifestyle Opportunity in the Heart of Brittany

EXCLUSIVE















INFORMATION

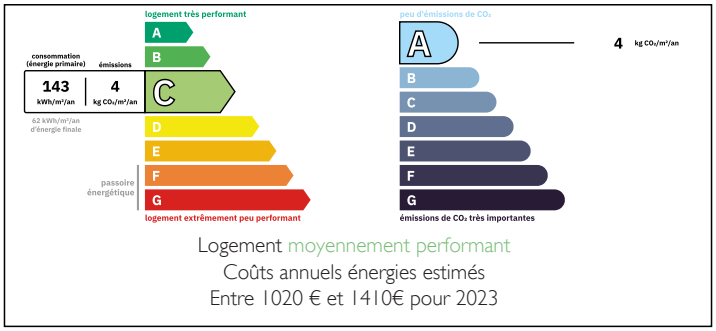
Town:	Langoëlan
Department:	Morbihan
Bed:	4
Bath:	1
Floor:	91 m2
Plot Size:	0 m2

IN BRIEF

An excellent opportunity to acquire the fonds de commerce of a thriving village bar in the heart of Langoëlan. Created and developed by the current owner, the business has become a popular community hub offering bar service, food, pizza evenings, live music and a village bread depot. The premises provide seating for 30 inside and 24 on the terrace, with the added benefit of a rear garden. Included with the business is spacious owner's accommodation comprising four bedrooms, a living room and bathroom. The premises benefit from a Licence IV (held by the mairie) and a Petite Licence Restaurant. A fantastic lifestyle business with excellent potential for further development in a welcoming Breton village.

There may also be an opportunity to take on the management of the communal campsite, subject to agreement with the mairie.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1020 € et 1410€ pour 2023

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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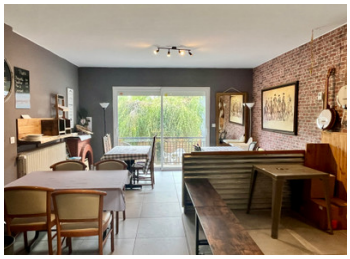
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NOTES

DESCRIPTION

Located in the heart of the friendly village of Langoëlan, this is an excellent opportunity to acquire the fonds de commerce of a thriving village bar with food service, a bread depot and spacious owner's accommodation.

Created and developed by the current owner, the business has quickly become a popular meeting place for local residents and visitors alike. Alongside the licensed bar, the owner has successfully introduced food service, popular pizza evenings and live music events, creating a welcoming community hub with excellent potential for further growth.

The premises offer seating for approximately 30 customers inside and a further 24 covers on the sunny terrace, with the added benefit of a garden to the rear, providing additional outdoor space and future possibilities for events or customer enjoyment.

The village bread depot generates regular daily footfall, while the current opening hours offer scope for a new owner to expand the business if desired.

Included with the business is generous owner's accommodation comprising four bedrooms, a living room and a bathroom. The kitchen is shared with the bar, allowing the current food operation to be run efficiently from the premises.

The premises are owned by the local mairie. The business benefits from a 4th category on-premises drinks licence (Licence IV), held by the mairie, together with a Petite Licence Restaurant, allowing the continuation of both bar and food service activities. The future operator will enter into a commercial lease with the mairie, subject to the agreed terms.

Having successfully established the business...