

Popular village restaurant with accommodation and separate flat — business and freehold included



INFORMATION

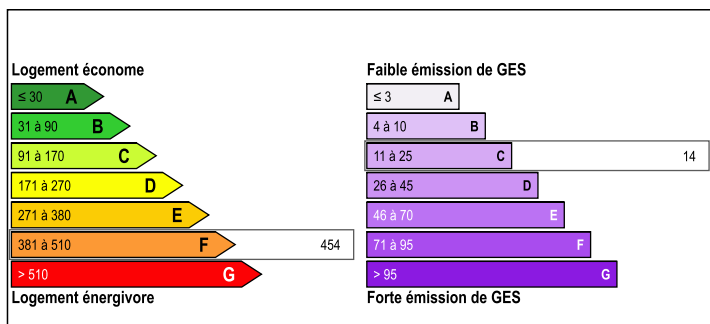
Town:	Sos
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	255 m2
Plot Size:	32 m2

IN BRIEF

A popular restaurant in the heart of historic Sos, combining a cosy, atmospheric dining room with outdoor seating beneath the square's arches and on the square itself. The €339,000 asking price includes the restaurant business, freehold premises, the owners' accommodation above and a separate three-bedroom flat. Open all year round, the restaurant seats up to 32 diners inside and a further 20 beneath the covered arches, with scope for additional tables on the square. The July and August night markets bring additional business during the peak summer season.



ENERGY - DPE



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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.



NOTES

DESCRIPTION

Bistro Sotiate occupies a prominent position on the arcaded square in Sos, a historic village at the meeting point of Lot-et-Garonne, the Gers and the Landes.

Behind its medieval façade, the restaurant has a warm, welcoming atmosphere, with a bar and a fireplace used for grilling over a wood fire. Outside, tables beneath the covered arches and on the square itself extend the dining space into the heart of the village. The west-facing frontage makes this an inviting place to enjoy an evening meal and watch village life unfold.

Popular with residents and visitors, the restaurant opens throughout the year. During July and August, the weekly night markets bring local food, music and crowds to the square, creating a lively setting and additional trade during the busiest summer months.

The sale includes the restaurant business and freehold premises, together with the owners' accommodation above and an independent apartment to the rear.

THE RESTAURANT

The main dining room measures approximately 50 m², with a ceiling height of around 3.4 metres. Its fireplace and bar create a cosy, atmospheric interior, seating up to 32 diners with the existing tables. The business holds a Licence III alcohol licence.

Outside, a further 20 diners can be seated beneath the covered arches. Additional tables can be arranged on the village square, subject to the terrace authorisation, providing flexible outdoor dining space during the warmer months and summer night markets.

Behind the dining room, the main kitchen measures approximately 33.5 m², with additional preparation and reserve space...