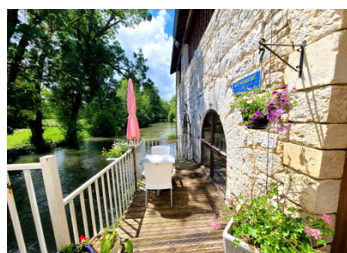


SARL - Leasehold- Restaurant - Buildings - former discotheque to renovate



INFORMATION

Town:	Condac
Department:	Charente
Bed:	2
Bath:	1
Floor:	180 m2
Plot Size:	33614 m2



IN BRIEF

For sale SARL MAG - Le moulin Enchanté /Restaurant, Apartment (155m²) Event room rental and former discotheque to renovate in Condac at the gateway to RUFFEC - Exceptional opportunity.

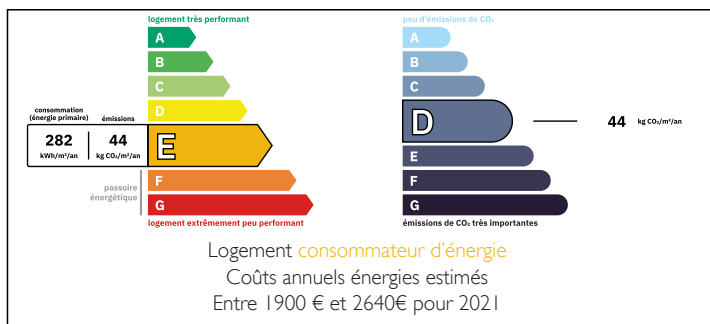
A rare opportunity has arisen with the sale of the business goodwill of a well-known restaurant in the Charente region. With a capacity of 40 covers inside and 40 covers on the terrace.

This restaurant, with its spacious layout and meticulous attention to detail, is a real gem, open all year round to both local and tourist customers.

Key features of this business :

- The clientele, the sign, the business name
- The equipment, commercial furniture and tools used in the business (inventory drawn up at the time of sale).
- Location Ideally situated in a charming village 2 minutes from the town of Ruffec (supermarket, station, shops), this restaurant enjoys a prime location...

ENERGY - DPE



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

Licence 4 for the restaurant section;

- Open all year round: The business is open all year round, ensuring financial stability with a loyal local and tourist clientele.
- Standards in force: The establishment complies with standards, guaranteeing a safe environment that complies with regulations in force.
- A magnificent terrace: Enjoy this terrace with the Charente running beneath and the spray of the water. You are immersed in an enchanting wooded setting, offering guests the chance to enjoy their meals al fresco while taking in this sublime setting.
- 170m² seminar room on the first floor.
- Staff accommodation: In addition to the restaurant, a 117m² flat and 40m² premises for rent, as well as two studio flats, offering accommodation options for the owner or staff.

Details: the business is under management lease

This business represents an exceptional opportunity for an entrepreneur with a passion for the restaurant trade who wants to set up in an enchanting setting and take over a dynamic business. With an established clientele and a structure to standard, this business offers a solid foundation for continued success.

DESCRIPTION

- A building used as a restaurant comprising, on the ground floor, a restaurant room (95m²), kitchen (40m²), storeroom, refrigeration room and sanitary facilities.

On the first floor:

- A 167m² room currently used as a seminar room.
- Another small room, toilet, office and storerooms.

Flat used as a dwelling

First floor flat for residential use

- 1 entrance hall: 10,43m²
- A bedroom: 15,49m²

NOTES