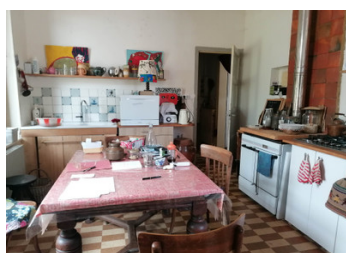


Stylish bar/restaurant with 4 bed house in lovely Parc de la Brenne village



INFORMATION

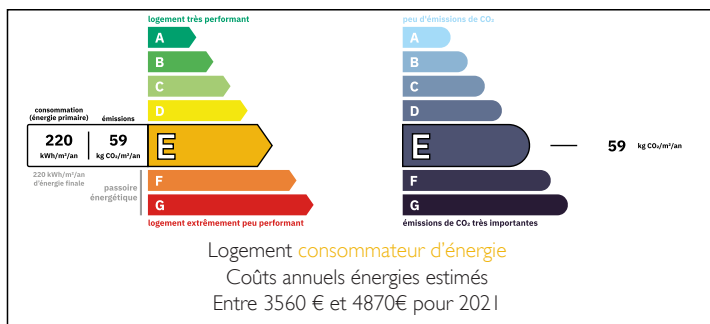
Town:	Sainte-Gemme
Department:	Indre
Bed:	4
Bath:	2
Floor:	214 m2
Plot Size:	937 m2

IN BRIEF

Bar-bistro in a great location in the centre of Saint-Gemme, a pretty village in the Brenne Regional Nature Park, much loved by locals, tourists and sports enthusiasts alike. The property is located at a central crossroads of four roads, with the village car park opposite offering plenty of free parking spaces. It comes with permission to use 4 metres of pavement at the front for outdoor tables and chairs.

In recent years, the property has been run as an Association, opening occasionally and offering a programme of music and cultural events in the 60 m² lounge. Notable for the many original features preserved in the bar-bistro, this property offers an excellent opportunity to acquire a bar-bistro with an authentic atmosphere, with spacious accommodation upstairs and a large garden to the rear.

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

The property for sale comprises the walls and floor and not the business.

The main door from the street opens directly into the bar/bistro which has an original wooden bar and tiled floor as well as double glazing and electric shutters. This light, attractive space currently caters for 20-25 people. The sale includes the wooden bistro tables and chairs as well as metal tables/chairs for outdoor use.. From here a door leads to the 60m2 salon which can accommodate 100 people. Off the bar is a toilet and sink for use by patrons. The kitchen includes appliances and good working spaces and is supplemented by two storage areas with fridges/freezers and plenty of storage space.

On the first floor are four bedrooms including three doubles and one single as well as a shower room.

Outside the kitchen door is a decked verandah with table and chairs. The garden is not currently maintained but includes two outbuildings, a wood shed and a recently acquired bread oven.

Visits by appointment only.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES