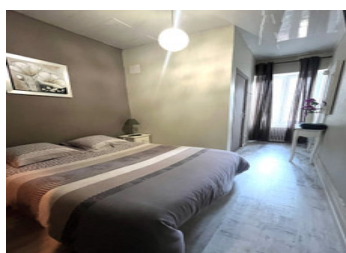
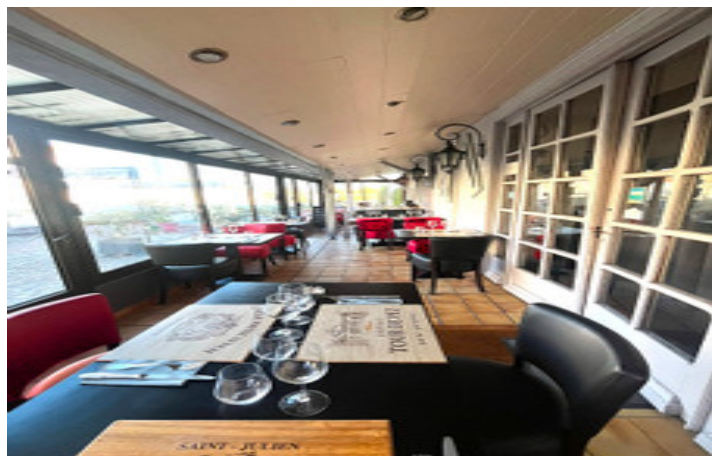


Sale of a 250 m2 property in the centre of Barbezieux.



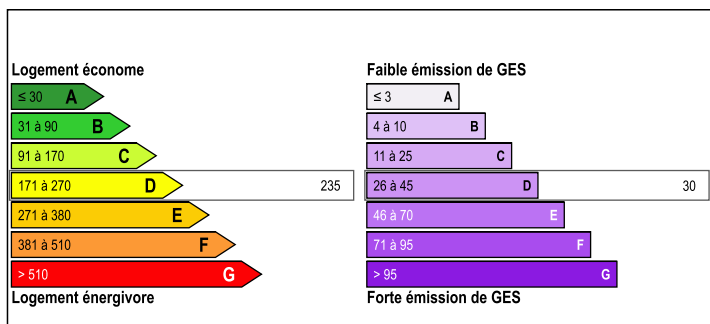
## INFORMATION

|             |                          |
|-------------|--------------------------|
| Town:       | Barbezieux-Saint-Hilaire |
| Department: | Charente                 |
| Bed:        | 5                        |
| Bath:       | 5                        |
| Floor:      | 250 m2                   |
| Plot Size:  | 30 m2                    |

## IN BRIEF

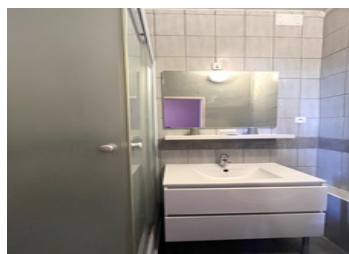
Property for sale in a privileged position in the heart of a large Charente village, in Barbezieux, comprising a hotel-bar-restaurant still in operation which will cease on sale. The restaurant is open and spacious, with a large dining room of 46 m2 and a bright conservatory that can accommodate around sixty diners, plus a seasonal outdoor terrace with seating for 20. A large, fully-equipped kitchen, numerous storage rooms, a laundry room, a lean-to and a courtyard complete the ground floor. Upstairs, the landing leads to 5 bedrooms, all with en suite shower rooms, WCs, TV and fibre optic cables. The village is popular and attracts many tourists in the summer, as well as local customers throughout the year for the restaurant. A strategic location to work from as soon as you set down your suitcases. A good...

## 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

Ground floor: (m2 are approx.)

- Veranda 22 m2
- bar 34 m2, dining room 46 m2, kitchen 28 m2, utility room 21 m2 and numerous small rooms.

First floor

- 5 bedrooms with shower rooms and WC (10/6/5/9.5/11.5)

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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