

Bar and restaurant business including the walls with accommodation nearby a leisure lake

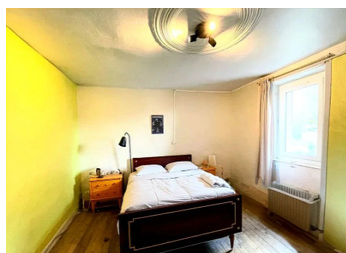
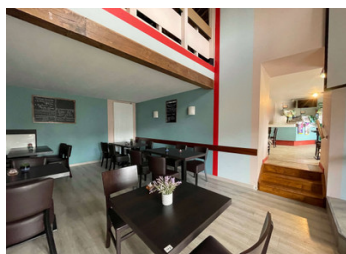


INFORMATION

Town:	Châteauneuf-la-Forêt
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	280 m2
Plot Size:	311 m2

IN BRIEF

In walking distance to a beautiful leisure lake in a desirable village in the Haute Vienne region, this versatile property offers a wealth of opportunities for variety of uses. Currently running as a bar and snack business with potential for restaurant development.

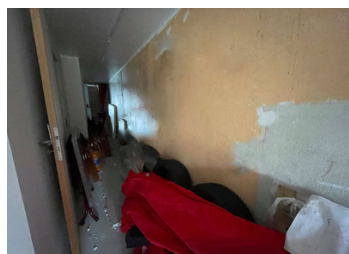


ENERGY - DPE

DPE not required.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The ground floor features a welcoming, equipped bar (33m) with Licence IV. WC. This room leads to a large spacious room (40m²) - though currently seating/dining layout, it is not limited to a restaurant concept. The property is perfect also for meetings, associations, groups, or any other events. To the rear of this area, an expansive area requiring renovation can be found, a storeroom and a courtyard.

The first floor hosts an attractive renovated mezzanine, with two more rooms requiring renovation. On the other side of the bar, living accommodation can be found.

Ground floor includes a reception room (13.4m²) with a fireplace, a large kitchen (9.4m²) designed for restaurant purposes, a large pantry area offers plenty of storage. Outside there is a courtyard.

First floor. Bathroom (9.42m²) facilities consists of a shower, sink and WC, bedroom one (11.3m²) currently used as a lounge/TV room, and two further bedrooms (17.2m²) (11.6m²). Another room (8.8m²) provides a perfect space for an office or storage. An attic offers further storage. Outside, there is a small garden. The local village amenities include a supermarket, pharmacy and school and a beautiful leisure lake is in walking distance.

This is a opportunity waiting to be developed and transformed into the project of your choice - a versatile multi-purposed property offers a wealth of possibilities. Don't miss the chance to make this project your own!

For further information, photos and to book a...