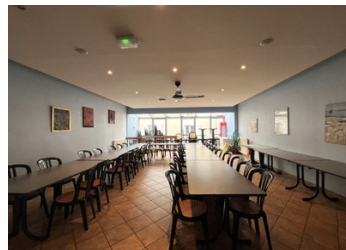
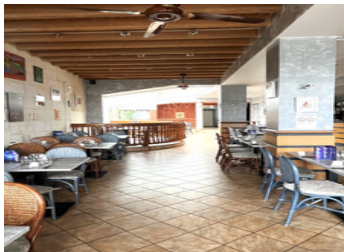


For sale: restaurant, pub wall and business located in the heart of a charming, tourist town in the Charente



## INFORMATION

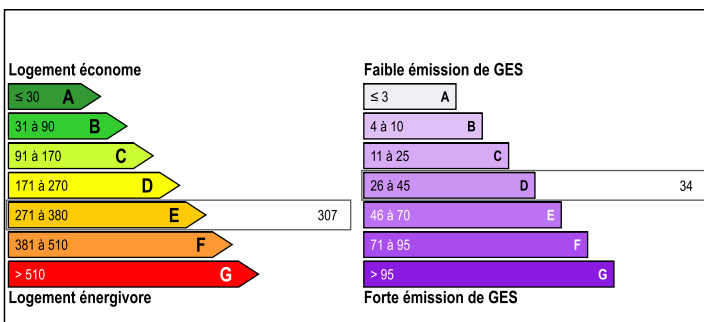
|             |                          |
|-------------|--------------------------|
| Town:       | Barbezieux-Saint-Hilaire |
| Department: | Charente                 |
| Bed:        | 0                        |
| Bath:       | 0                        |
| Floor:      | 566 m2                   |
| Plot Size:  | 0 m2                     |



## IN BRIEF

Restaurant, pub and shop premises for sale in a prime location in a large Charente village. This 566 m2 property will win you over with its strategic location and long-standing reputation. Remarkable for its noble volumes, with a capacity of around 90 covers (bar room seating 62, upstairs room seating 20 and outside terrace seating 10), a huge fully-equipped kitchen that complies with standards, a 50-seat seminar reception room, an office, sanitary facilities and a 100 m2 pub to be re-used with public toilets and two staff toilets, cloakroom, vaulted cellar, storage room, laundry room, boiler room and dustbin room. The whole property is up to standard, double-glazed, with a new roof and furniture to start work. With its excellent location and reputation, this property has the potential to appeal to self-employed people in the trade, with 2...

## 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

- restaurant 136 m2 with bar and toilets, kitchen 60 m2, seminar 70 m2, upstairs room 48 m2, office 28 m2, pantry 5 m2, storage cellar.
- pub 97.5 m2, airlock 7.16m2, public toilet 13.57 m2, cloakroom airlock, 2 staff cloakrooms with showers 8.45 and 7.5 m2, storeroom 11 m2, boiler room, laundry room, bin locker, vaulted cellar.
- kitchen fitted to standard, fridge, deep fryer, gas griddle, dish hanger, crepe maker, dishwasher, freezer, dishes, etc.
- gas heating and hot water production, water softener, electric flow recovery battery for energy savings (rental),
- roof and facade redone, total sewer.

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

## NOTES