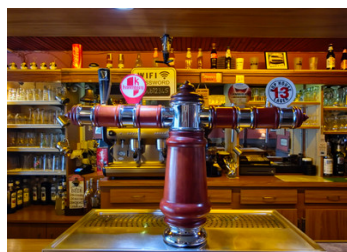


Pub restaurant 3 rooms 167 m with private dwelling 190 m , 6 rooms including goodwill and equipment.

EXCLUSIVE



INFORMATION

Town:	Sainte-Hermine
Department:	Vendée
Bed:	6
Bath:	3
Floor:	360 m2
Plot Size:	200 m2

IN BRIEF

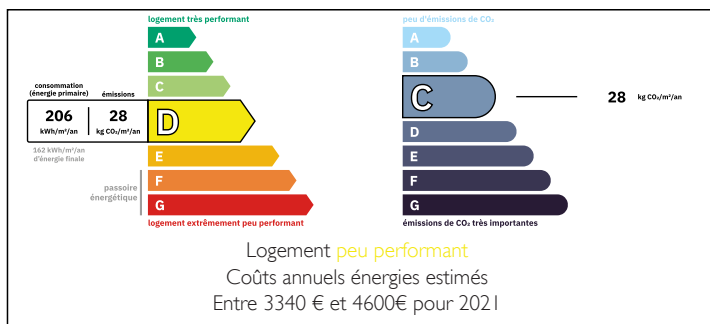
Become the owner of a pub-restaurant in the heart of the Vendée in a booming economic area.

Sainte Hermine is a dynamic commune of around 3,000 inhabitants, ideally located close to the A83 freeway and the business hub where Amazon will be setting up a logistics base.

25 min from La Roche sur Yon, prefecture of the Vendée, 45 min from Nantes, La Rochelle and its sandy beaches.

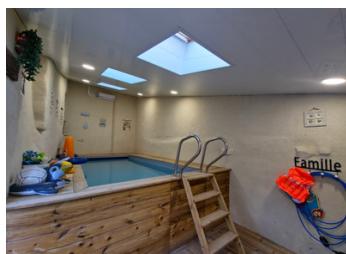
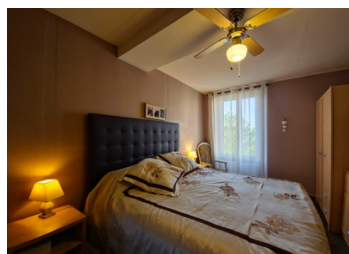
With a bakery nearby, the smell of freshly baked croissants and bread is a daily pleasure. Every Friday, the local market comes to life on your doorstep, offering a wide choice of local cheeses, fruit, vegetables and freshly caught fish. The village also boasts hairdressers, a beauty salon, a beautician, banks, schools, a post office, a supermarket and a small vintage cinema!

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.



LOCAL TAXES

Taxe foncière: 2242 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The sale includes a beautifully renovated house with swimming pool and private garden and a thriving business with development potential.

The Pub Restaurant includes: a professionally equipped kitchen, male/female sanitary facilities, three dining rooms and a terrace with bioclimatic pergola.

The dwelling house above the Pub comprises 6 bedrooms, 3 bathrooms, 2 kitchens, a large living room, a heated indoor swimming pool and an enclosed garden.

Open since 2012, LE PUB DES HALLES is an English pub/restaurant located in the heart of the Vendée, in the village of Sainte-Hermine. Until the 2000s, the property was a hotel. Located right in the center of the village, it was a popular place for travelers to rest before continuing their journey. Their horses' hooves could be shod and prepared by the blacksmith at the rear of the building. In 1921, a wounded soldier from the First World War converted the property into a café. The establishment grew and remained in the same family for many years. Over the years, the property changed hands until 1992, when the current owners bought the property and began to convert it into a house and pub inspired by an English pub.

The Pub comprises 3 rooms: the main bar/restaurant with a wood-burning stove, a cosy lounge with a wood-burning insert and another lounge with a piano. The fully equipped kitchen includes a double pizza oven, a refrigerated salad bar, a large professional freezer, a mixed fridge/freezer, an induction cooking piano, a professional dishwasher, and...