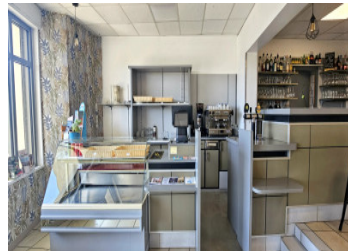


Bar - Restaurant with fully-equipped business, accommodation, outbuildings and accommodation to renovate.



INFORMATION

Town:	Rives-d'Autise
Department:	Vendée
Bed:	5
Bath:	2
Floor:	350 m ²
Plot Size:	680 m ²

IN BRIEF

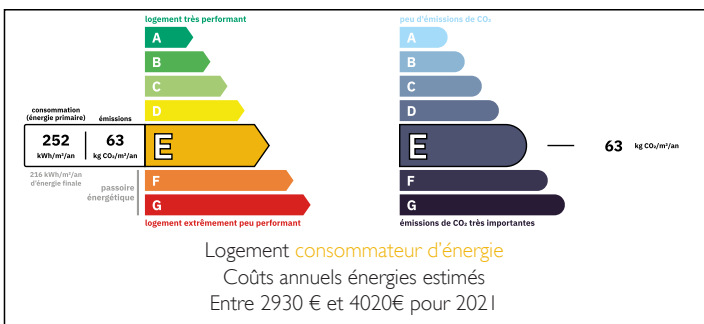
This property is located in the south of the Vendée, with a loyal clientele and strong development potential.

This building comprises :

- commercial space on first floor
- apartments upstairs, one of which has been renovated
- former offices to renovate
- former accommodation to renovate
- dining room to be fitted out
- stone outbuilding

The commercial part comprises a bar, terrace and two open-plan air-conditioned dining rooms; fitted kitchen, storeroom, disabled-compliant sanitary facilities.

ENERGY - DPE



First floor:

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.

This is an ideal business to set up and develop in a dynamic area.



DESCRIPTION

* strong development potential

* ideal for starting a business with all-inclusive equipment, goodwill and on-site accommodation.

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



LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

NOTES