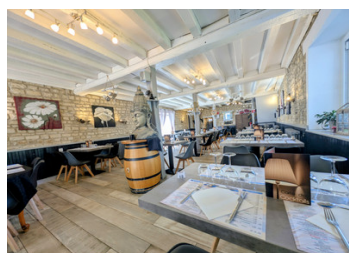
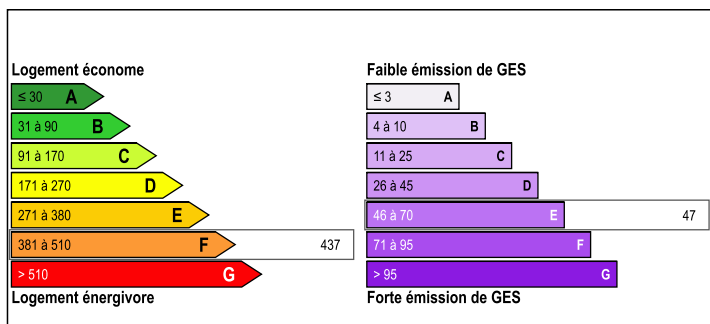


FOR SALE – Restaurant business – Mansle (16) – Charente



ENERGY - DPE



INFORMATION

Town:	Mansle
Department:	Charente
Bed:	3
Bath:	1
Floor:	273 m2
Plot Size:	2406 m2

IN BRIEF

Restaurant business – Mansle (16)

Price including agency fees: €210,000

Option: business and premises (restaurant + accommodation) for €436,000 including agency fees

Premium location: Mansle-les-Fontaines, a stopover village, 200 metres from the centre and on the banks of the Charente. Loyal local clientele + significant tourist traffic.

Traditional restaurant with 90 m² dining room (seats 65), 33 m² bar, equipped kitchen, storage rooms, disabled toilets.

380 m² terrace (seats 85, extendable) + 1,300 m² enclosed garden (potential for unusual accommodation).

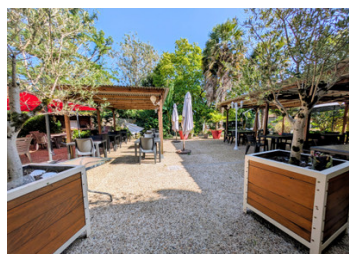
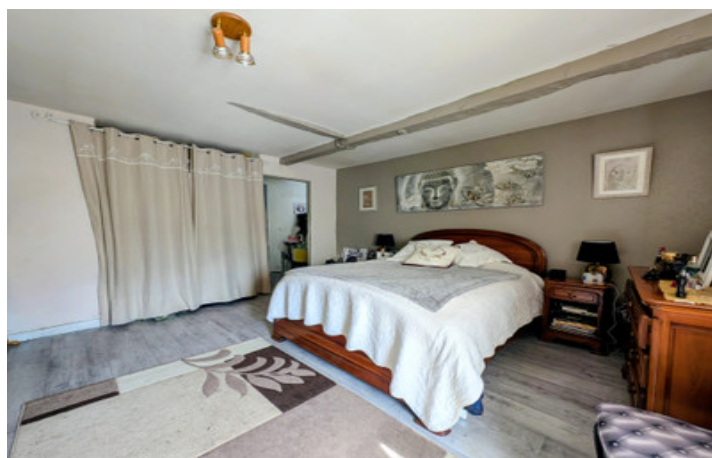
Private flat (100 m²) included if the premises are purchased or rented.

Key features:

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.

Average turnover: €350,000



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

FOR SALE – Restaurant business – Mansle (16)

Price including agency fees: €210,000

Option: With purchase of premises (restaurant + accommodation): €436,000 HAI

Location & Environment

Located in Mansle-les-Fontaines, a charming little town in northern Charente, just 200 metres from the town centre and on the banks of the Charente river, this restaurant enjoys a green and peaceful setting, while remaining close to shops, services and the N10 (Poitiers-Angoulême road).

A stopover village, Mansle attracts a loyal local clientele and a significant flow of visitors, particularly during the summer months.

Description of the business

Traditional restaurant with a strong local reputation, comprising:

Dining room/reception area: 90 m² (seats 65) with wood-burning insert

Bar with veranda: 33 m²

Fully equipped professional kitchen: 33 m²

Storage rooms and disabled toilets

Outdoor terrace: 380 m² (seats 85, extendable)

Enclosed garden: 1,300 m² (potential for unusual accommodation such as cabins or glamping)

Private flat upstairs (100 m²) included in the lease.

Key features

Attractive location: close to river, town centre, tourist activities

Large capacity (indoor + terrace)

Regular clientele + passing trade (stopover village)

Good general condition, recent renovations

Potential for development (bar, ice cream parlour, accommodation)

Performance

Average turnover: €350,000

Very good EBITDA and profitability (details on request)