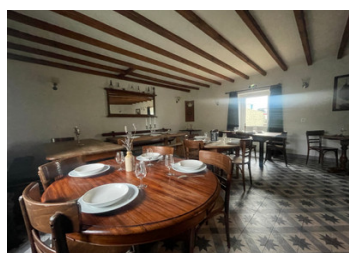


Business opportunity - Restaurant and wine bar with views on the estuary i, near the coast in Manche, Normandy

EXCLUSIVE



ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Heugueville-sur-Sienne
Department:	Manche
Bed:	2
Bath:	3
Floor:	250 m2
Plot Size:	500 m2

## IN BRIEF

Located in the heart of Normandy, in the charming village of Heugueville-sur-Sienne, The Presbytère is an already established and well-regarded restaurant, offering a rare turnkey takeover opportunity.

Set in a magnificent character stone building, full of charm and authenticity, the property is spread over three floors, combining the elegance of historic architecture with practical functionality. The stone walls, generous spaces, and warm atmosphere immediately appeal to both local and tourist clientele.

The restaurant also benefits from a beautiful garden, a true asset and ideal for fine weather: outdoor dining, barbecues, private events, or convivial moments in a peaceful, green setting.

This is an ideal opportunity for restaurateurs, project leaders, or investors looking to establish themselves in an attractive region that combines quality of life with strong tourist appeal.

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

Sale of a Bar / Restaurant Business (Goodwill) in Normandy – Manche

Exceptional location in Normandy, on a very busy and highly touristic axis between Coutances and Granville, only 6 km from Agon-Coutainville. This bar-and-wine bar restaurant business enjoys a unique setting with panoramic views over the Sienne estuary and the salt marshes.

The establishment offers a strong seating capacity with 70 seats indoors and up to 100 seats outdoors, making it ideal for a seasonal or year-round operation with high potential.

A Character Property with Rare Charm

Housed in a former presbytery, this venue immediately stands out for its authenticity and charm:

Entrance hall with a superb period oak staircase  
Cement tile flooring  
Two wood-burning stoves providing warmth and a convivial atmosphere  
Magnificent wine cellar  
2 toilets, including one compliant with disabled access regulations

Dining Areas  
Main dining room of 22 m<sup>2</sup> with wood-burning stove and garden view  
Warm and welcoming 18 m<sup>2</sup> bar area, with direct access to the kitchen  
Second dining room of 31 m<sup>2</sup>  
Fully equipped professional kitchen (15 m<sup>2</sup>)  
Kitchen equipment includes:  
Professional dishwashing area  
Blast chiller  
Gas oven + electric oven  
2 deep fryers  
Cooking range  
Salamander grill,...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES