

Popular riverside restaurant in central Brittany, with spacious apartment above.



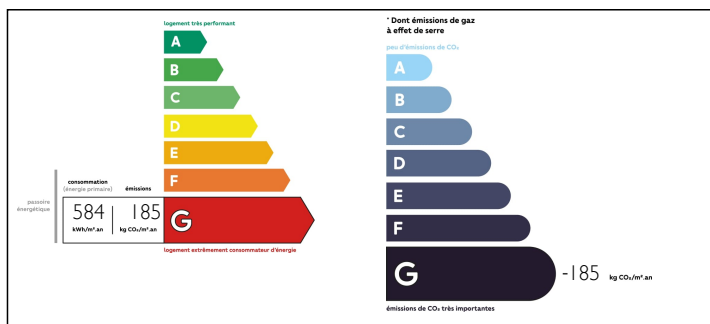
## INFORMATION

Town:	Pontivy
Department:	Morbihan
Bed:	1
Bath:	2
Floor:	186.52 m2
Plot Size:	427 m2

## IN BRIEF

A well positioned and established restaurant in a busy small town in central Brittany. Situated on the banks of the river with its walkers and cyclists this business benefits from lovely views from the terrace. Within easy walking distance from the town centre and from the municipal campsite and the marina, the restaurant is especially busy during the high season but has a steady clientele year round. A large internal restaurant space seats 36 and the terrace accommodates a further 16 customers. A fully equipped commercial kitchen with pizza oven, storage and preparation areas is well placed for service. There is also a bar meaning there are extra commercial opportunities outside of meal times. An apartment above the restaurant has a landing, a double bedroom, a living room, a further office or small bedroom, a shower room and a WC. In total approximately 46m2 of living space.

## ENERGY - DPE



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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

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The small town is centrally placed in Brittany, just 20 minutes from larger commercial centres such as Pontivy, Loudéac or Josselin and less than an hour from Vannes on the south coast.

Being on the river, the restaurant benefits from passing trade from cyclists and walkers year round and from boat traffic during the high season.

Turnover figures are available for serious enquirers and viewings are by appointment only.

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

## LOCAL TAXES

**Taxe foncière: 630 EUR**

## NOTES