

## Popular bar & restaurant business with large 2 bed apartment close to the Gironde estuary



## INFORMATION

Town:	Saint-Thomas-de-Conac
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	270 m2
Plot Size:	0 m2



## IN BRIEF

Located in a pretty village on the picturesque "Route Verte" which stretches from Royan along the Gironde estuary to Blaye, the bar & brasserie sits next to the 12th century Romanesque church and across the street from the butcher, general store, post office and library. The restaurant and bar and located on the ground floor and the restaurant kitchen is in the basement. On the first floor is a large 2 bedroom apartment with its own separate entrance, a bathroom and large sitting room with potential to create a kitchen/dining area. There is also a large attic which could be made habitable. The business has a good year-round clientele and in summer, there is plenty of passing trade thanks to its location at the heart of the village, with ample scope to expand the business. The property is 10 minutes' drive from Mirambeau with its supermarkets and market, and from the...

## 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.



## LOCAL TAXES

**Taxe foncière: 680 EUR**

## NOTES

## DESCRIPTION

There is definite scope to expand the business (the vendor deliberately limited it due to impending retirement) and there is also the potential to source many ingredients from local producers.

The vendor holds a Licence IV which denotes a full liquor licence. The property is to be sold as a going concern with all fixtures and fittings, and has passed all hygiene and safety inspections.

BAR/RESTAURANT (100m2) wood-burning stove set in carved stone fireplace, roof beams, apparent stone walls. Can accommodate up to 40 covers.

2 WC's

Stairs to basement area:

PREP KITCHEN (9.6m2) double sink.

KITCHEN (16.3m2) with professional equipment including double sink, gas cooker, extractor hood.

STOREROOM (8.8m2) 2 refrigerators, metal storage units, washing machine.

CELLAR (29m2) with direct access to the exterior, metal roof beam, dedicated separate beer cellar.

PRIVATE ENTRANCE (3.84m2)

Stairs to first floor which requires renovation:

LANDING (7.5m2)

SITTING ROOM (46.3m2) one window, wood parquet floor, with the potential to create a kitchen/dining area.

BEDROOM 1 (11m2) one window.

BEDROOM 2 (17.8m2) two windows.