

One or two bedroom town house with business potential, Cat 4 licence available



## INFORMATION

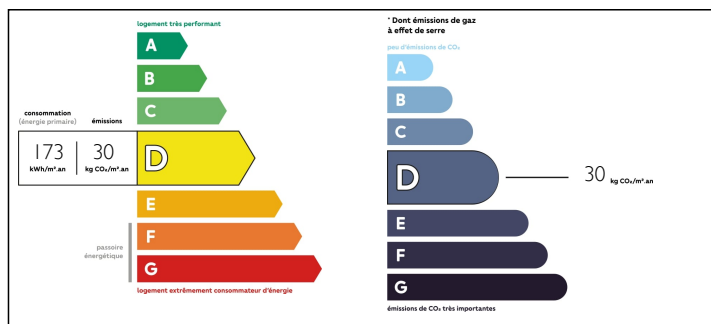
Town:	Confolens
Department:	Charente
Bed:	2
Bath:	1
Floor:	139 m2
Plot Size:	0 m2

## IN BRIEF

This 1/2 bedroom property is currently operating as a successful bar/ restaurant and the Cat 4 license is included in the price, if required.



## ENERGY - DPE



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

This is a fantastic business opportunity right in the middle of the historic city of Confolens, with the right to have table service on the cobbled street outside and stunning views across the Ancient bridge over the Vienne.

The property is being sold as a one/two bedroom, mid-terrace town house, which is currently a bar and restaurant, with kitchen and WC on the ground floor: 42m<sup>2</sup>

The Cat 4 license required to continue operating as a bar is included in the advertised price.

On the first floor is a large lounge 34m<sup>2</sup> and an office space 14m<sup>2</sup>

On the second floor is a spacious bedroom 26m<sup>2</sup> and a second bedroom or dressing room 9m<sup>2</sup> with a large landing 14m<sup>2</sup> and shower room

There is a big loft with 42m<sup>2</sup> of headroom space which could be converted if required.

This is a popular venue and will provide a fantastic chance to live and work in a beautiful Medieval town.

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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: 1200 EUR

## NOTES