

Commercial property - 218 m²
MONTBRON

HAI
Price: €169 600 *
Honorary Award Excluded: €160 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Pub Bar Restaurant in Popular Small town in Charente Inc House & Terrace, B & B Rental possibilities Fancy owning your own Bar restaurant ? This existing Bar Commerce is up and running its well equipped and the advertised price is for the building, business and equipment so you can rent the business to yourselves and live a good lifestyle and even profit from two equipped ready to go B & B rentals the choice is yours, also available just the business and the equipment for under half the price !! but the walls later perhaps ? This new to the market exciting property comprises of the following; From the front of the property entrance straight into the public bar, to the left private independent entrance. The bar, some 37m² is well equipped and ready for work and open most days , further on to the rear two further reception rooms, a seated restaurant area some 23 m² and a further reception room currently used as owners office area 19m², kitchen area and exit to rear courtyard garden terrace. Ladies and gents cloakroom and Vaulted cave storage for beer and equipment First Floor ; Staircase leading to landing and an apartment comprising living area with small kitchen and bedroom and bathroom ideal owners private living space, Second staircase; leading to landing separate wc - shower room - kitchen diner - bedroom with sink unit , also leading to second floor; landing and two further bedrooms both with washandbasins and a further separate wc and shower room Terrasse to the rear and allocated seating in the square opposite the establishment The Charente region boasts a good climate, it is about 6 hrs drive down from the

northern parts in France, the property is situated within the market town with most amenities inc supermarkets, schools and doctors and one or two restaurants and all less than an hour from two popular airports offering discount flights to and from the UK and is an hour and half drive to Bordeaux. Please contact us at J&S Immo for more details, French company English representatives with over two decades of experience in French property sales, we are an enthusiastic established agency with our ear to the ground and here to help guide you through the purchasing process and beyond. SIMON HAMMER - AGENT COMMERCIAL J&S IMMO - VOTRE AGENCE DE PROXIMITÉ 65, Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Email agence.jsimmo@gmail.com 0033 (0) 5-45-68-05-50 BUREAU 0033 (0) 6-17-76-75-20 PORTABLE PRIX HONORAIRES D'AGENCE INCLUS : 169 600 euros TTC dt 6.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 160 000 euros TTC

LE BIEN EN DETAIL

Reference : 781SH16
Town : MONTBRON
Transaction : Sales
Type of property : Commercial property
Price including charges : €169 600
Surface : 218 m²
Land : 30 m²

Number of rooms : 9
Number of bedrooms : 4
Bathroom : 1
Shower room : 2
Nbr of terrace : 1



DIAGNOSTICS DPE - GES

LE BIEN EN PHOTOS





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