

Commercial property - 105 m²

MONTEMBOEUF

HAI

Price: €132 500 *

Honorary Award Excluded: €125 000

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Situated in the heart of the popular village of Montemboeuf this established Bar restaurant is ready for business, living accommodation and attached outbuildings for expansion, courtyard cosy beer garden games room and more ! Entrance directly into public bar restaurant with licence 4, wood burner for heating - equipped kitchen - First floor : independent apartment with living room - kitchenette diner - Second floor to bedroom - shower and WC Outside rear courtyard 'Beer Garden' further sitting space in front of the bar authorised by the prefecture - WC - games room with loft for conversion - further outbuilding to renovate - store room and washing room utility - upstairs to two further rooms with outside road access Single and double glazing - wood heating - mains drainage Montemboeuf is a popular little village in the Charente area not far from the big lakes of the Charente. The village itself attracts good trade all year round from the locals a lot of whom work in the area for the surrounding nurseries so doors and windows open all year round. This business is up and running and ready to take over when you are ! Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr J&S IMMO - VOTRE AGENCE DE PROXIMITÉ - 65, Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Simon HAMMER - agent commercial - 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 : 132 500 euros dt Forfait 6.00% d'honoraires - à la charge de l'acquéreur - PRIX NET

VENDEUR: 125 000 euros

LE BIEN EN DETAIL

Reference : 791SH16
Town : MONTEMBOEUF
Transaction : Sales
Type of property : Commercial property
Price including charges : €132 500
Property tax : €1 300
Surface : 105 m²
Land : 210 m²

Number of rooms : 4
Number of bedrooms : 1
Shower room : 1



DIAGNOSTICS DPE - GES

Dpe null

LE BIEN EN PHOTOS





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