



## HIGHLY SUCCESSFUL bar/restaurant in a village near the coast!,

17150, St Sorlin De Conac, Charente-Maritime, Nouvelle-Aquitaine

\* Available \* 2 Beds \* 1 Bath

HIGHLY SUCCESSFUL bar/restaurant in a village near the coast!

# €165,850

Ref: BVI12662



## Property Description

PRICED TO SELL! A unique opportunity to purchase a highly successful bar/restaurant at a fantastic price, set in a thriving village just a few kilometres from the coast. This pretty brasserie sits right next to the church. at the heart of a village with a baker, butcher and a general store. Due to the imminent retirement of the current owners, this profitable business plus the period building are now available to purchase. Just move in and start serving!!! There is a fully equipped professional kitchen, with its own cellar, a restaurant which can accommodate 40 covers, a charming bar and terrace area. Upstairs the owners' accommodation comprises 2 bedrooms, a bathroom with bath and shower and another large room which could become a kitchen/living room with views out towards the coast. There is also a huge attic area (85m<sup>2</sup>) which could be converted. The property boasts many period features such as a stone fireplace, beams and exposed stone walls. Conveniently situated within an hour of Bordeaux and within easy reach of the beach, this is an up and running profitable business which has been operating for almost ten years with a loyal clientele. More details and photos upon application. Price including agency fees : 199 000 € Price excluding agency fees : 187 736 € Buyer commission included: 6 %

