

Property for sale by owner in France
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PFSBO/Customer 931

Bar and accommodation for sale in the Charente Maritime
(Licence 4 which denotes a full liquor licence)



Please scroll down for more photos

Located in the heart of a small village, St Thomas de Conac, 10 minutes from Mirambeau and the A10 auto route which takes you south to Bordeaux (approx 50 minutes).

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The village is on the "Green Route" to Royan in the north and Blaye in the south, following the Gironde estuary. General store, post office and butchers in the village.

The bar attracts a good all year round clientele for lunch, dinner or just a drink, and hosts live music nights on a regular basis, however there is scope to expand the business.

The property is sold as a going concern with all fixtures and fittings, and has passed all hygiene and safety inspections.

Bar/restaurant (100m²) with a wood burning stove set in a stone fireplace, roof beams, and stone walls. Can seat up to 40 covers.

2 Toilets

Stairs to:

Prep Kitchen (9.6m²) double sink.

Kitchen (16.3m²) with all necessary 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 outside, and separate beer cellar.

Private entrance (3.84m²) with stairs to first floor which needs renovation:

Landing/hall way (7.5m²)

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

Bedroom 1 (11m²) one window.

Bedroom 2 (17.8m²) two windows.

Bathroom (7m²) recently renovated and includes a shower, large corner bath, WC, electric towel rail. One window.

Attic (65m²) potential for conversion to create additional living space.

Outside there is a small terrace which is overlooking the village centre and able to accommodate up to three tables.

For further information please contact franceonlinewebsite@gmail.com in the first instance and we will pass on your information to the vendor.

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PHOTOS



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