



Bar - Restaurant

FONTENAY LE COMTE (85)

370 000 €



220 m²



9 pièce(s)

PROPERTY DESCRIPTION

GOODS AND WALLS 110m2 establishment located in the heart of a dynamic city between La Rochelle and Niort, 1 hour from Puy du Fou. Location N ° 1: - Immediate accessibility thanks to the free parking - Good visibility of the flow of cars and pedestrians - Close to all shops On the ground floor: 1 Bar room that can also accommodate 14 place settings (Solid wood bar with large storage capacity), 1 Restaurant room with 46 seats, 1 Terrace of 35m2 with awning over the whole to accommodate 20 seats, 1 Additional terrace possible for the tourist season On the 1st floor: Official accommodation of 110m2 (kitchen-living room, 2 bedrooms , office, bathroom). Annual turnover: 480,000 € EBITDA: 100,000 € Loyal clientele and regular attendance of professionals in the catchment area: reservation strongly recommended. Ideal business for a couple of professionals with a contribution of € 70,000. Levers for optimizing profitability through actions to redesign the menu and develop the Take-Away business.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES



Commerces et entreprises



DETAILS

GENERAL

Reference 813081

Property type Bar - Restaurant

SURFACES

Living space 220 m²

COMPOSITION

Number of rooms 9

APPENDIX

Parking extérieur

Parking space 400

Videophone Non



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
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SAS au capital de 100.000 euros

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