



Bar - Restaurant

FONTENAY LE COMTE (85)

198 000 €*

* Agency fees to be paid by the seller



220 m²



9 pièce(s)

PROPERTY DESCRIPTION

GOODS OF TRADE 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. Possibility of purchasing Walls.

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!



Emerick GIANGRASSO

LA-BOISSIERE-DES-LANDES (85430)

Agent

RSAC : 447 663 543 00091

Courts service city : LA ROCHE SUR YON

(+33)6 15 58 43 21

LE BIEN EN IMAGES



Commerces et entreprises



DETAILS

GENERAL

Reference 813084

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
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle