



Bar - Brewery

BAUGE (49)

88 000 €



180 m²



8 pièce(s)

PROPERTY DESCRIPTION

Exclusively at Capifrance, Favorite for this authentic bar-restaurant (license 4), located in the heart of Baugeois. Approximately 180 m², consisting of a bar with room, billiard room, two restaurant rooms, storage room, dishwasher, kitchen, offices, WC and two terraces with 20 seats each, plus an apartment of approximately 35m² upstairs. 5 minutes from the town center of Baugé in Anjou, 25 minutes from Saumur and 45 minutes from the town of ANGERS, (TGV station) Café restaurant in town center, 50 covers per day on average, service at lunchtime only. Open every day except Sunday and public holidays, Saturday bar service only. 5 weeks closed for annual leave. Meeting point in the region for lunch, aperitif time and after work. tourist passage from May to September. Numerous festive and cultural events during the summer. 9-year commercial lease, rent excluding tax and taxes: 764th Monthly (land and apartment included) last known turnover: 208k ebe (excluding executive income): 24k financial profitability: 20.16%, gross margin: 66.6% Respect family life and peaceful living in a charming country village, lively in the summer.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gov. 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!



Serge PASQUELIN

BAUGE (49150)

Agent

RSAC : 404 446 189 00049

Courts service city :
ANGERS

(+33)6 95 55 27 53

LE BIEN EN IMAGES



OPPO Reno6 5G



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DETAILS

GENERAL

Reference 846332

Property type Bar - Brewery

Year of construction 1850

Exposure West

COMPOSITION

Number of rooms 8

APPENDIX

Videophone Non

SURFACES

Living space 180 m²



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