



## Bar Restaurant With Good Accommodation



### Info Agente

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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 254,779.77

### Ubicación

País:	Francia
Código postal:	28250
Publicado:	29/04/2024

### Descripción:

Are you looking for a promising investment in the hotel and catering sector? Do not search anymore ! This versatile property located in Digny offers enormous potential, whether for a commercial activity, a hotel restaurant project, or even a complete home. With a total surface area of 274 m2 and a category C energy diagnosis, this property represents a rare opportunity on the real estate market.

**Main Characteristics: Generous Surface Area:** This property offers a total surface area of 214 m2, spread over two levels. On the ground floor, you will find a reception and bar area of 27.7 m2, as well as three reception rooms of 53 m2, 18.7 m2 and 34 m2 respectively. The restaurant's current kitchen, with a surface area of 13 m2, is sold without professional equipment, but can be negotiated separately as part of a sale of the business.

**Fittings and Equipment:** The ground floor also includes a cold room with bathroom, ideal for storing food.

Outside, a large paved terrace of 90 m2, bordered by a flowered and enclosed garden, offers a pleasant outdoor space for customers or residents. A workshop, an interior cellar and an exterior cellar complete the amenities.



**Accommodation:** Upstairs, a long landing leads to four beautiful bedrooms of 12.35 m<sup>2</sup>, 12.55 m<sup>2</sup>, 14.3 m<sup>2</sup> (with shower) and 16.26 m<sup>2</sup>, offering a comfortable living space for the owners or staff. A 5.3 m<sup>2</sup> bathroom ensures the comfort of residents. A spacious garage, which can accommodate two to three vehicles, provides convenient access from the street to the rear of the property.

**Potential and Versatility:** This property offers exceptional versatility, which can be exploited in different ways depending on the needs and projects of future owners. Whether you plan to open a bar restaurant, transform the space into a charming hotel restaurant, or simply enjoy the space as a spacious home, the possibilities are vast.

**Competitive Price:** The enormous potential of this property is all the more attractive given its competitive price. With a total surface area of 274 m<sup>2</sup> and a category C energy diagnosis, this property represents a solid investment with excellent value for money.

**To summarize:** This versatile property in Digny offers a unique opportunity to invest in a dynamic sector while benefiting from generous space and an attractive price. Whether you are an ambitious entrepreneur or a buyer looking for spacious accommodation, this property will meet your expectations.

Don't miss this exceptional opportunity and contact us today to arrange a viewing!

The department of Eure-et-Loir, located in the Centre region is only 1hr 30mins from Paris. The area is praised for the diversity of the landscape and the many activities on hand.

Formerly a play-ground for the King it now attracts the rich and famous, this modern department is a peaceful place with many assets such as rivers, ponds, lakes and forests. The two main nature areas being the Perche and the Beauce. Perche is a wild natural area and Beauce is made up of large open countryside.

Property in the area has much to offer as well. Plenty of Water Mills and Farmhouses can be found at reasonable prices. The rural idyll of peace next to the hustle and bustle of Paris makes it an ideal holiday destination.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have



about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

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For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Condición: Good

### **Común**

Dormitorios: 4  
Baños: 2  
Tamaño del lote: 616 m2

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX5.694.841

