



## 5 Bedrooms - House - Poitou-Charentes - For Sale



### Agent Info

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Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 125,131.9

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Persac
Postcode:	86320
Geplaatst:	29-04-2024

### Omschrijving:

For Sale Village Bar with Category IV Licence in Persac - Vienne

Offered for sale is this village bar with accommodation and a Category IV Licence in Persac in the Vienne Nouvelle Aquitaine

This is an exceptional and extraordinary business opportunity which could let you start a new life in France with a guaranteed income! In a beautiful, historic, and sought-after village nestling in the picturesque valley of the Vienne is this charming and typically French bar/restaurant looking on to a south facing tree-shaded square. Within walking distance to the property, you will find a primary school, hairdressers, bakery, pharmacy, church, and mini supermarket with Tabac.

Not only a going concern but also a well-maintained family home, the five bedroomed property (three bedrooms fully En-suite and two share a bathroom, which needs finishing), it would also lend itself well to B&B accommodation, for which there is huge demand in this area from both holidaymakers and workers. There is also the possibility to increase B&B accommodation by renovating one of the huge loft areas, this could possibly add an extra three bedrooms.



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Downstairs there is a bar and dining room (which comfortably seats 24 people) and a large function room at the back (with additional seating for 30 people). There are also toilets for the use of patrons off the function room. Behind the bar is the large and well-equipped restaurant kitchen, and an array of rooms for storage, refrigeration, laundry etc; plus, a delivery area and a garage (large enough for one car). In front of the south-facing property is a sunny terrace, surrounded by herb and flower planters, equipped with tables and parasols with seating for 24-30 people.

Up a beautiful original wooden staircase are the five bedrooms, some with original fireplaces and hardwood floors. There is also a living room with a kitchen area and separate dining room. There are radiators in every room which run off a wood-burning central heating system. (Wood is readily available and cheap to buy in this area).

The property is stone built in traditional style, dates from the late nineteenth century, is on mains drainage (not always the case in France!) and has been extremely well cared for.

The current owners offer meals at lunchtime only so there is great scope to increase the turnover by providing meals in the evening. As the only bar in the village, there is also lots of opportunity to get involved in providing catering, entertainment etc. Art exhibitions - themed evenings - private functions - the sky's the limit for people with imagination, ambition, and energy. The current owners are selling due to ill health.

About the area - only forty minutes from the university city of Poitiers, the valley of the Vienne is surrounded by beautiful rolling wooded countryside very popular with buyers. There are lots of activities locally including swimming, walking, canoeing, free concerts in the summer, flea markets, bungee jumping.

The village has not one but two ancient chateaux, one of which is used regularly for art exhibitions. It's an area favoured by artistic types and lovers of nature. The bar appeals to all groups - French residents, British residents, and tourists of all nationalities. It is situated at an angle to a thoroughfare so is ideally placed to attract passing traffic while gazing peacefully onto the square in front. (Ideal for people-watching)

If you've ever dreamed of owning your own restaurant and living in France, you must come and see this amazing place, where you can live your dream.

Included in the sale price is a licence IV. (Alcohol licence). There is a little modernisation needed and for this reason the price is negotiable.

## **Algemeen**

Slaapkamers: 5  
Badkamers: 3

## **Room details**

Indoor Features: Fitted kitchen



## Utility details

Heating: Ja

## Building details

Number of Garages: 1

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.694.648

