

## Successful Bar Restaurant with accommodation in historical and beautiful area in Normandy



## INFORMATION

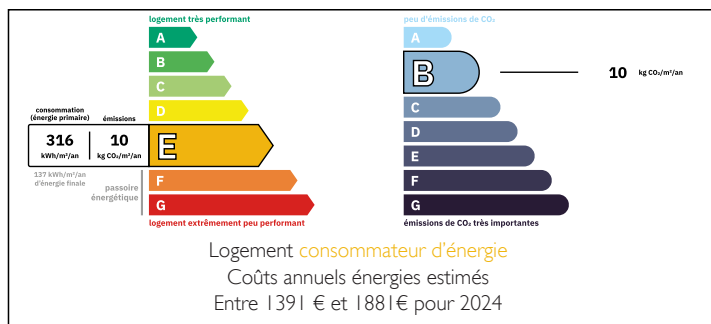
Ville:	Le Neufbourg
Département:	Manche
Ch:	6
SdB:	4
Surface:	312 m <sup>2</sup>
Terrain:	822 m <sup>2</sup>

## RÉSUMÉ

Authentic property situated in the heart of Manche, Normandy offers a successful fully operational bar, restaurant, and guest accommodation business. With approximately 312 m<sup>2</sup> of living space, it includes a licensed bar/restaurant (with a Licence IV) with seating for guests inside and outside and also includes a function room.

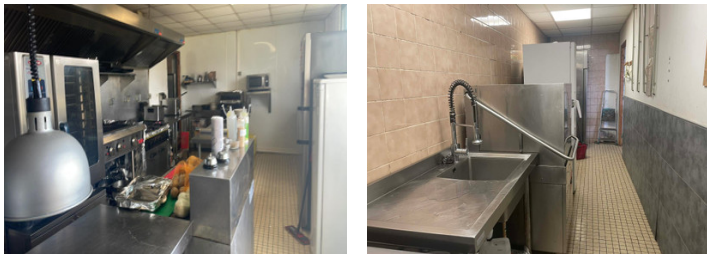
The accommodation comprises 4 en-suite guest rooms and a separate owner's apartment, ideal for private living or additional rental income. Further space on the second floor provides excellent potential to create additional guest rooms and expand the business.

## DPE



NB. Les prix cités font référence à des transactions en euros. Les fluctuations des taux de change ne sont pas de la responsabilité de l'agence ou de ceux qui la représentent. L'agence et ses représentants ne sont pas autorisés à faire ou donner des garanties relatives à la propriété. Ces indications ne font pas partie d'une offre ou d'un contrat et ne doivent pas être considérées comme des déclarations ou des représentations de faits, mais comme une représentation générale de la propriété. Toutes les superficies, les mesures ou les distances sont approximatives. Les textes, photographies et plans sont seulement donnés à titre indicatif et ne sont pas nécessairement complets. Leggett n'a pas testé tous les services, équipements ou installations et ne peut donc pas en garantir les spécificités.

Les informations pour les achats hors-plan sont donnés à titre indicatif seulement. La finition de la propriété peut varier. Les acheteurs sont invités à engager un spécialiste pour vérifier les plans et les spécifications énoncées dans leur contrat d'achat avec le promoteur.



## DESCRIPTION

Situated in the heart of the Normandy countryside in the sought-after Manche department, this fully operational bar, restaurant and B&B for sale in France offers a rare opportunity to acquire a thriving hospitality business in Normandy. Ideally located on the popular Voie Verte cycle route, the property benefits from regular passing trade from tourists and cyclists seeking dining and accommodation.

Offering approximately 312 m<sup>2</sup> of habitable space, this income-generating commercial property in Normandy combines a successful business with comfortable private living, making it ideal as a lifestyle business in France or a turnkey investment opportunity.

The ground floor features a welcoming bar and restaurant with seating for around 65 guests, supported by a fully equipped professional kitchen, allowing immediate continuation of this restaurant business for sale in France. A valuable Licence IV is included, enhancing its appeal as a bar for sale in Normandy.

A separate function room provides additional income opportunities through private events and group bookings. Outside, a terrace with approximately 35 covers offers an attractive space for al fresco dining—an essential feature for any French restaurant business for sale.

The property also benefits from a garden with gated access and a garage currently used as a log store, adding practicality and character.

Guest accommodation includes four en-suite rooms and a spacious family suite, making this an ideal bed and breakfast for sale in France or gîte business opportunity. A separate two-bedroom owner's apartment provides comfortable private living or further rental income potential.

A key feature is the...

## TAXES LOCALES

Taxe foncière:	2700 EUR
Taxe habitation:	EUR

## NOTES