

**GREAT POTENTIAL FOR AN EXISTING
BUSINESS!**

Country House For Sale

GREAT POTENTIAL FOR AN EXISTING BUSINESS!

Price: €115,500

Bedrooms: 5

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Fenioux Poitou-Charentes, 79160

The property is in the centre of the historic and vibrant community of Fenioux in Deux-Sevres. The cafe/restaurant is a community hub for locals and ex-pats with a friendly bar (41m²), two dining rooms seating approx. 60 (64m²), a terrace (35m²), equipped commercial kitchen plus prep room, toilets, and on the first floor a large function room (82m²) hosting club meetings and private events (55-60 covers). The premises also includes a hair salon attached to the bar.

The ground floor was renovated 7 years ago, has wood floors, electric heating, a wood burner and needs some modernizing. There's a large cellar under the bar.

Also on the first floor 6 separate rooms: an en-suite bedroom and 5 rooms (one to convert to a bathroom) all to be renovated. Formerly a hotel, there may be B&B potential if the owner occupies the building, or the rooms could be turned into an owner's apartment.

The property is on mains water and sewer, has a large garage and a storage room.

The sales price includes the bar/restaurant class IV licence and contents/equipment may be negotiated.

Fenioux has a boulangerie and is midway between Secondigny and Coulonges-sur-l'Autize both with a supermarket, shops and services, 90 Minutes from the Vendee beaches and Nantes; 40 minutes from the theme park Puy du Fou. The airport and coastal town of La Rochelle are 1 hr 20 mins drive. Poitiers airport and historic town center are about 1hr15. The ferry port of Caen is just 4 hrs 10 and Calais is 6 hrs 45.

The sales price includes agency fees of 5% (110,000 euros net price). The costs are paid by the buyer when signing the deed of ownership.