

Price on request

Contact agency

ALC IMMOBILIER

5 rue de la Chaussée

61000 Alençon

02 61 72 05 56 / direction@alcimmobilier.com

Professional

View : Campagne

General condition : renovated

Features :

Extraction, TERRACE, Box / Garage, outdoor parking



1664 Saint-Léonard-des-Bois

Yann LE CARVENNEC from the ALC Immobilier Agency in Alençon offers you for sale this Restaurant-Bar-Beer Cellar business. Located in the heart of a very charming and well-known village, within a major tourist area (hiking, canoeing, nature), this restaurant-bar with a beer cellar enjoys a prime location. Capacity & spaces Two dining rooms accommodating up to 75 guests. Functional kitchen, with a separate dishwashing area. Ideally located terrace, offering a stunning view of the Alpes Mancelles and the river. Direct access to a picnic area highly appreciated by visitors. A basement of 85 m² and a garden-level floor of 95 m². Kitchen Fully equipped kitchen with new or nearly new equipment. Traditional cuisine known for its quality. Excellent reputation with very positive Google reviews. Environment Highly frequented by tourists and outdoor enthusiasts Exceptional natural setting, peaceful and sought-after Strong growth potential (seasonal and year-round). An ideal opportunity for a couple or professional looking to settle in a highly attractive tourist location, with a turnkey workspace. Window frames: Exterior wood and interior PVC Heating: Fuel oil + pellet stove Sanitation: Connected to mains sewage Reference: 1664 For a visit, contact your advisor Yann LE CARVENNEC at 06 46 19 20 53 / 02 61 72 05 56 or by email: yann.lecarvennec@alcimmobilier.com or direction@alcimmobilier.com RSAC 524 668 621 - License issued by CCI Portes de Normandie. Announcement written and

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