

2 000 €

Contact agency

Tonneins Immobilier

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Professional

Surface : 158 m²

View : Bord du canal

General condition : GOOD

Features :

Terrasse extérieure couverte, Deux salles de restauration, Cuisine ouverte, Plonge, parking lot, Emplacement coup de coeur, Restaurant réputée, studio

Document non contractuel



4009A Tonneins

Near Agen!! Very rare opportunity to seize! Transfer following health concerns! To grab quickly. Favorite location. Commercial part: On the ground floor, two main rooms that can accommodate a total of 30-35 people, open and fully equipped kitchen, dishwasher, storage room, laundry room, sanitary facilities for a total of approximately 100m². A covered outdoor terrace completes the commercial area, offering a pleasant outdoor experience (approximately 35 people). A fully equipped kitchen offering everything needed for preparation. Garage of 51m² for storage. Housing part: With independent access, on the 1st floor: two studios renovated a year ago currently in furnished rental, annual report of €9,600 HC (400€/HC/accommodation) for a total of 37.46m². On the second floor two possible storage rooms and/or office (18m²). Location advantages: - Strategic location on the edge of the greenway, 5 minutes from the motorway, 20 minutes from Casteljaloux, Marmande and 5 minutes from Tonneins. - Visible location at the edge of the canal on a busy road. Renowned and with a loyal and exponential customer base (number of services and number of people reduced following health concerns). Restaurant on a busy road with visible location and outdoor terrace, premises and equipment recently renovated. Clientele and attractiveness: Huge development potential, big demand to satisfy, particularly during the summer period. Restaurant attracting a varied clientele: tourists, local residents and



Company, by any means, directly or indirectly, in all operations that may be linked to its purpose through the creation of new companies, contribution, subscription or purchase of securities or corporate rights, merger or otherwise, creation, acquisition, rental, management leasing of any business or establishment; the taking, acquisition, exploitation or transfer of all processes and patents relating to these activities; • And more generally all industrial, commercial, financial, civil,

movable or real estate operations, which may be directly or indirectly linked to the corporate object or to any similar or related object. - Rental of furnished tourist accommodation !! Transfer of SARL shares!! 135,000€ Temporary occupation agreement for the public river domain with VNF. Accounting documents on request.