

120 000 €

Contact agency

Tonneins Immobilier

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Professional

Surface : 158 m<sup>2</sup>

View : Bord du canal

General condition : GOOD

Features :

parking lot, Terrasse extérieure couverte, Deux salles intérieures, Renovated, Logements en location meublé, Garage de 51m<sup>2</sup>, Entrée indépendante du restaurant et des logements, Emplacement idyllique

Document non contractuel



3850A Tonneins

!! Transfer of SARL shares!! Temporary occupation agreement for the public river domain with VNF. Available to the SARL for a period of 25 years ending on November 30, 2035, without tacit renewal. Agreement relating to part of the river domain, namely in: - Left bank: a building of approximately 158.25 m<sup>2</sup> of mixed commercial and residential use - Right bank: a wooden cabin for storage of 51 m<sup>2</sup> Commercial part: On the ground floor, two main rooms that can accommodate a total of 35-40 people, open and fully equipped kitchen, dishwasher, storage room, laundry room, sanitary facilities for a total of approximately 100m<sup>2</sup>. A covered outdoor terrace completes the commercial part, offering a pleasant outdoor experience (40 people). - A fully equipped kitchen offering everything needed for preparation 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 37.46m<sup>2</sup>. On the second floor two possible storage rooms and/or office (18m<sup>2</sup>). 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 clientele, restaurant on a busy road with visible location and outdoor terrace, premises and equipment recently renovated. Clientele and attractiveness: Hug



all types of food or non-food products and all related activities, • The participation of the 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