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## Restaurant/shop, guest and owners apt in historical center

Autunois , , France



# €410,000

inc. of agency fees

4 Beds   4 Baths   385 sqm   0.04 ha

Restaurant/shop, guest and owners apt in historical center.

### At a Glance

<b>Reference</b>	MFH-BUR-JB5530	<b>Near to</b>	Autunois	<b>Price</b>	€410,000
<b>Bed</b>	4	<b>Bath</b>	4	<b>Hab.Space</b>	385 sqm
<b>Land</b>	0.04 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In medium-sized historic town, 2 buildings next to each other, now renovated to offer income potential, plus owners flat and large walled sunny terrace. At the moment in operation as restaurant, bar/shop, & guest apartment. More space available ready to be developed.

The property is situated in a busy and cosy pedestrian area. There are several access doors, making it possible to separate private and business.

On the ground floor are the shop/bar, communicating today with the restaurant, a professional kitchen and a large walled terrace.

On the first floor a spacious owners flat, consisting of open plan kitchen with living room, a bedroom with bathroom annex, a second bedroom/study also with bathroom.

On the second floor an independent gite for 2 people, currently professionally rented out on short term basis. This guest house is sold furnished, ready to continue the business and income.

On this second floor also a large room, now used for storage.

On the third floor an apartment with mezzanine under construction, the basis is ready, just fittings are needed.

There are also 2 large attics that can be converted into more habitable space. These can be reached independently.

The property has 2 vaulted cellars.

The buildings are authentic, with lots of charm. Renovation has been done with care and good materials. Double glazing and further rebuilt to standard with retention of original details.

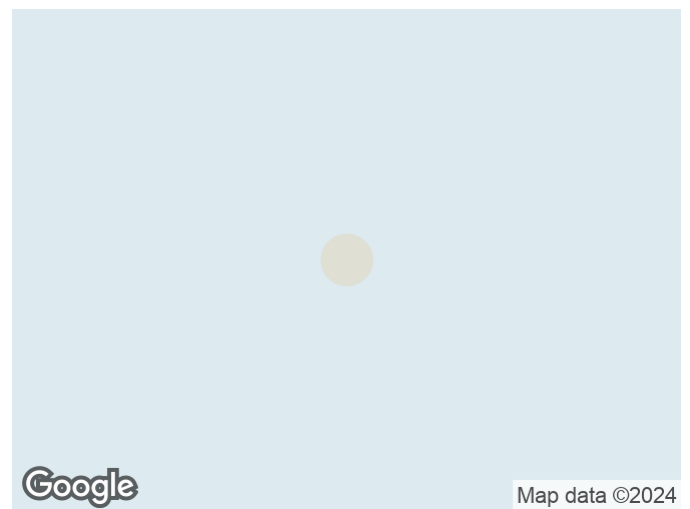
## Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	4
Bathrooms	4
Price	€410,000

## Key Information

Internal Area:	385 sqm
Land Area:	0.04 ha
Property Features:	
• Energy Consumption:	d

## Location: France



## Gallery







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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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