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## Apartment for sale in Manche - VIRTUAL TOUR

Mortain , Manche , Normandy



# €320,000

inc. of agency fees

7 Beds   6 Baths   312 sqm   0.05 ha

Successfully run bar and restaurant with bed and breakfast rooms and separate apartment This property is a ready made business for...

### At a Glance

<b>Reference</b>	MFH-NORF01862	<b>Near to</b>	Mortain	<b>Price</b>	€320,000
<b>Bed</b>	7	<b>Bath</b>	6	<b>Hab.Space</b>	312 sqm
<b>Land</b>	0.05 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Successfully run bar and restaurant with bed and breakfast rooms and separate apartment

This property is a ready made business for someone wishing to take over. It is being sold with a Category IV License to serve food and alcohol. There is potential for 65 covers inside (including the Function Room) and

35 outside. There are four letting rooms at the moment including a Family Room, and an apartment which could be let or used for Owners' accommodation. There is room to create further letting rooms on the second floor, which is currently used for storage. Further revenue could be generated by increasing the opening times of the restaurant which is currently 4 lunchtimes and 2 evenings.

The property is situated a few minutes drive from the town of Mortain where you will find shops, schools, doctors' surgeries, supermarkets, etc. and local walking, and fishing. Extensive recreational facilities can be found nearby including local waterfalls and walking clubs, canoeing and outdoor sports. Major towns such as Caen, St Malo, St Lo, Falaise, Bayeux, Honfleur and Northern Brittany available for day trips. Normandy landing beaches are easily accessible. Suisse Normande and Spa towns 35 minutes drive. Choices of Golf Clubs with open availability for non members. Large French Mobile home site within 50 minutes for all resort facilities... pedaloos, canoe, football, fishing, pools with slides, snooker, entertainment. Sports centre with pool and slides, Go Karting and board park less than 5 minutes. Local village with many bars restaurants and shops. Weekly market on a Tuesday in Sourdeval, including Livestock and on a Saturday in Mortain. 20 mins to Bowling, sports centers and the 18 hole golf course and the forest of Saint Sever. Beaches within an hour, river activities/ forests/ spa resort within 45 minutes. The nearest Ferry Port is at Caen (50 miles) and the nearest train station is at Vire (15 miles) from where you can take a fast train to Paris.

here

## **THE ACCOMMODATION COMPRISES :**

### **On the Ground Floor -**

**RESTAURANT** 13.45 X 4.73M 4 windows and 2 doors to front elevation. Laminate flooring.

Woodburner. Part wood panelled walls. Solid wood bar. Storage recesses for glasses. Stainless steel sink with mixer tap. Space for under-counter fridges.

**Kitchen** 7.09 x 3.48m Tiled floor. Sliding glazed door and window to front elevation. Stainless steel sink unit with mixer tap. Door to:

**Back Kitchen** 6.25 x 1.58m Tiled floor. Sink unit with mixer tap.

**Cloakroom** WC. Urinal. Hand basin.

**Entrance Lobby** 2.93 x 1.70m Partly glazed door and walls to front elevation. Tiled floor.

**Function Room** 6.84 x 4.61m Partly glazed door to front elevation. Wood flooring. Part wood panelled walls. 2 convertor heaters.

**Entrance Lobby** giving access to **Bed & Breakfast rooms.**

**Store Room** 5.29 x 3.82m Partly glazed door and side panel to front elevation. Door to garden.

**On the first Floor -**

**Landing** Laminate flooring. Electric radiator. 2 built-in cupboards. Door to stairs to second floor. Door to apartments.

**Letting Room 1** (family room) -

**Bedroom 1** 3.81 x 2.73m Laminate flooring. Convector heater. Window to north elevation. Door to:

**Bedroom 2** 2.55 x 2.50m Laminate flooring. Window to front elevation. Convector heater. Door to:

**En-Suite Shower Room** 2.50 x 2.21m (max) Large shower. Pedestal basin. WC. Window to front elevation. Heated towel rail.

**Letting Room 2** 3.69 x 2.72m Window to front elevation. Electric radiator. Laminate flooring. Sliding door to:

**En-Suite Shower Room** 1.70 x 1.04m Large shower. Hand basin. WC. Fully tiled.

**Letting Room 3** 3.65 x 2.87m Window to front elevation. Laminate flooring. Convector heater. Sliding door to:

**En-Suite Shower Room** 1.75 x 1.04m Large shower. Hand basin. WC. Fully tiled.

**Letting Room 4** (can be used in conjunction with apartment) 3.91 x 2.70m Laminate flooring. Window to front elevation. Sliding door to:

**En-Suite Shower Room** 1.70 x 1.37m Fully tiled. Shower. Hand basin. WC.

**APARTMENT/OWNERS ACCOMMODATION :**

**Landing** Window to rear elevation. Electric radiator. Laminate flooring. Built-in cupboard.

**Bedroom 1** 3.59 x 2.65m Window to front elevation. Electric radiator. WC.

**"Jack & Jill" Bathroom** 2.13 x 1.95m Fully tiled. Vanity unit. Heated towel rail. Bath with mixer tap/shower fitment and screen. Extractor.

**Bedroom 2** 3.55 x 3.01m Window to front elevation. Electric radiator. WC.

**Living Room/Dining Room/Kitchen** 4.71 x 3.66m Window to front and rear elevations. Electric radiator Range of matching base and wall units. Stainless Steel sink with mixer tap. Built-in oven and 3-ring electric hob with extractor over. Space for under-counter fridge. Worktops and tiled splashback. Breakfast bar.

**On the Second Floor :**

**Landing** Window to the front elevation. 2 velux windows to the rear elevation. Sloping ceiling. Radiator.

**Room 1** 3.64 x 2.80m Velux windows to the front and rear elevations. Radiator. Plumbing for washing machine. Opening to -

**Room 2** 3.23 x 2.04m - Velux window to the front elevation. Radiator. Shower. Sloping ceilings. Door to -

**Attic** 3.59 x 2.8m Sloping ceilings. Velux to the front and rear elevations.

**Bedroom** 3.21 x 2.48m Sloping ceiling. Velux to the front elevation. Radiator. Sliding door to -

**Ensuite Shower Room** 2.48 x 0.97m Tiled floor and walls. Toilet. Hand basin. Shower. Vent.

**Bedroom** 3.20 x 2.48m Sloping ceiling. Velux to the front elevation. Radiator. Sliding door to -

**Ensuite Shower Room** 2.48 x 0.94m Tiled floor and walls. Toilet. Hand basin. Shower. Vent.

**Bedroom** 3.16 x 2.75m Velux to the front elevation. Radiator. Sloping ceiling. Sliding door to -

**Ensuite Bathroom** 2.18 x 1.14m Velux to the rear elevation. Fully tiled. Hand basin. Toilet. Bath with mixer tap.

**OUTSIDE :**

**Double metal gates** to the side of the property lead to a gravel and **part-walled garden.**

**Garage** 6.02 x 4.03m (used as log store) Wooden doors to front elevation. Power and light.

**Awning covered seating area** to the front of the property.

**ADDITIONAL INFORMATION :**

Mains water and drainage. Electricity and telephone are connected. Fibre optic broadband available. Heating is provided by individual electric convector heaters and there is also a wood burner in the restaurant . Two electric hot water cylinders provide hot water. There is an Antagaz contract to provide gas for cooking. Double glazed windows.

## **FINANCIAL DETAILS :**

Taxes Foncières : Approx. 2700€ per annum

Taxe d'habitation : € per annum ( means tested )

**Asking price : 320,000€ including Agency fees of 20,000€. In addition the buyer will pay the Notaire's fee of 22,600€**

**Please note : All room sizes are approximate. Agent has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However this information does not form part of a contract and no warranties are given or implied.**

**Estimated annual energy costs of the dwelling between € and € per year**

Average energy prices indexed to 01/01/2021 (including subscriptions)

The costs are estimated according to the characteristics of your home and for a standard use on 5 uses (heating, domestic hot water, air conditioning, lighting, auxiliaries)

Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) (Date of establishment State of Risks and Pollution (ERP): 30/01/2023 )

**SIF – 001862**

## Summary

Property type:	Apartment
Bedrooms:	7
Bathrooms	6
Price	€320,000

## Key Information

Internal Area:	312 sqm
Land Area:	0.05 ha

## Location: Normandy



## 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.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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