



## Property with Freehold Business in Lovely Location



### Στοιχεία μεσίτη

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Όνομα:            | David Evans                                                   |
| Όνομα εταιρείας:  | Cle France Ltd                                                |
| Χώρα:             | United Kingdom                                                |
| Experience since: |                                                               |
| Τύπος υπηρεσίας:  | Selling a Property                                            |
| Specialties:      |                                                               |
| Property Type:    | Apartments, Houses                                            |
| Τηλέφωνο:         | +44 (1440) 820-358                                            |
| Languages:        | English, French                                               |
| Site:             | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 239,044.17 |

### Τοποθεσία

|                        |                    |
|------------------------|--------------------|
| Χώρα:                  | France             |
| Νομός/Περιοχή/Επαρχία: | Nouvelle-Aquitaine |
| Ταχυδρομικός κωδικός:  | 19320              |
| Δημοσιεύθηκε:          | 06/10/2025         |

#### Περιγραφή:

Freehold Bar / Brasserie Business in One of France's Most Beautiful Villages - Exceptional Potential here.

Ideally located on the picturesque square in the heart of one of Les Plus Beaux Villages de France, this property offers outstanding commercial potential.

The property includes:

- Commercial premises in excellent condition, currently operating as a Bar / Brasserie.
- Living room with open kitchen on the first floor.
- Bedroom with shower room and toilet on the second floor.

The establishment, housed in a beautiful period building full of character, benefits from a sunny terrace with stunning views over Segur, its chateau, historic houses, and the river. There is convenient parking nearby and the business enjoys a loyal clientele, both local and tourist.



With a turnover of over €200,000 in just six months of trading, and closing on Wednesdays and Sunday evenings, this is a profitable concern with scope to grow.

Sold fully equipped and ready to operate - ideal for a Brasserie, Creperie, or Pizzeria.

Sale price:

- Freehold: €120,000
- Licence IV: €10,000
- Business: €65,000

Agency fees: €10,000

Property Tax of 1,028 Euro a year, monthly charges of 400 Euro.

A rare opportunity not to be missed.

The department of Correze is located in south central France, Correze belongs to the Limousin region. Correze is the name river running through the department.

The population is around 240,000 inhabitants and is split into three arrondissements (Tulle, Brive and Ussel), 38 cantons and 285 towns and villages. Landscapes in this department are mountains, plateaus and valleys. The highest mountain is the Mont Bessou at 978m.

Correze has many pretty villages or towns. It has six villages belonging to the 'Prettiest villages of France' category, so watch out for Collonges-la-Rouge, Curemonte, Saint-Robert, Segur-le-Chateau, Treignac and Turenne.

Limousin is often described as one of the cheapest French regions in terms of property. It will depend of course on the location and your personal expectations but in general you get a lot for your money.

Less than 12% of the properties in Correze are second homes but the number is climbing as it is really sought after for quality holiday homes and setting up a B&B style business.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.



All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Κοινά

|                 |         |
|-----------------|---------|
| Κρεβατοκάμαρες: | 1       |
| Μπάνια:         | 1       |
| Μέγεθος αυλής:  | 100 τ.μ |

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.593.784

