



Former Restaurant Business with Lots of Accommodation



Agent Info

Name:	David Evans
Company	Cle France Ltd
Name:	
Country:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+44 (1440) 820-358
Languages:	English, French
Website:	https://clefrance.co.uk

Listing details

Property for:	Sale
Price:	USD 151,629.92

Location

Country:	France
ZIP code:	28240
Posted:	Oct 27, 2025

Description:

A rare opportunity to seize near Nogent-le-Rotrou on the edge of the Chartres departmental road? Nogent-le-Rotrou, discover this building steeped in history ☑ former wheelwright's workshop, then carpentry, and more recently restaurant offering tremendous potential for project leaders. This house / former restaurant for sale of approximately 400 m2 usable space, located on a plot of 8,306 m2, is a rare opportunity on the local real estate market. Whether you are considering an event project, a conversion into rental accommodation or a commercial / catering activity, this property to renovate will appeal to your ambition.

Detailed presentation of the property Structure volumes/

The main building is organised into two complementary areas: a living area with 5 to 6 bedrooms, numerous bathrooms and toilets, and a volume dedicated to the former restaurant / commercial activity.

The convertible attic space (70 m2), accessible from the outside, offers additional surface area.

The property also includes two cellars, providing useful storage space.

Restaurant / event space Large room of over 70 m2 Second room of 38 m2 Professional kitchen of 17 m2, a back kitchen of 17 m2.



These volumes allow you to maintain or create a catering, reception, meeting room or showroom activity. Interior condition.

The building requires major upgrading work: All windows need to be replaced The sanitation system (septic tank) is not up to standard.

The DPE (Energy Performance Diagnosis) 2023 classifies the property as F, confirming energy work to be planned.

Despite these renovations to be considered, the interior fabric is robust. Multiple circulations, interesting ceiling heights and generous volumes facilitate the reconfiguration into housing or professional spaces according to your vision. Environment and location

The property is located less than 10 minutes from the towns of Nogent-le-Rotrou, Saint-Victor-de-Buton and La Loupe, benefiting from easy access to local amenities (shops, schools, transport).

In addition, access to Chartres in approximately 30 minutes positions this building in an attractive area for those looking to combine rurality and proximity to an urban area.

The plots offer sufficient setback from the departmental road, while ensuring visibility for a commercial activity. Property highlights Versatile use: events, commercial, catering, division into housing 400 m2 usable surface area & 70 m2 of convertible attic 8,306 m2 of land, ideal for parking, gardens or extension.

Double kitchen, large rooms, cellars, independent circulation.

Strategic location, combining proximity to Nogent-le-Rotrou and quick access to Chartres.

Rarity of a mixed building to transform in the region Projections and possible uses.

This property is ideal for an investor wishing to divide into rental accommodation, a highly sought-after option in this sector.

You could create two or more independent dwellings while keeping a part dedicated to a commercial or event activity. For event or restaurant project leaders, the large volume of the rooms & existing kitchens allows a revival in past uses, after bringing up to standards.

The old character, the solid structure and the generous land also open the door to a reception activity, second-hand goods store, or multi-purpose space.

For a family looking to settle in an unusual setting, the redevelopment potential offers the freedom to customise the spaces according to your needs: residential part, business part, or mixed.

This rare property for sale near Nogent-le-Rotrou offers a range of perspectives: from conversion into



housing, to the revival of a commercial or event activity, including an unusual residential installation.

The work to be considered represents a great opportunity for those who know how to invest.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Eure-et-Loir, located in the Centre region is only 1hr 30mins from Paris. The area is praised for the diversity of the landscape and the many activities on hand.

Formerly a play-ground for the King it now attracts the rich and famous, this modern department is a peaceful place with many assets such as rivers, ponds, lakes and forests. The two main nature areas being the Perche and the Beauce. Perche is a wild natural area and Beauce is made up of large open countryside.

Property in the area has much to offer as well. Plenty of Water Mills and Farmhouses can be found at reasonable prices. The rural idyll of peace next to the hustle and bustle of Paris makes it an ideal holiday destination.

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.

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For everything you need to know about French property visit www.clefrance.co.uk

Condition: Good

Common

Bedrooms: 7



Bathrooms: 5
Lot Size: 8306 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.726.883

