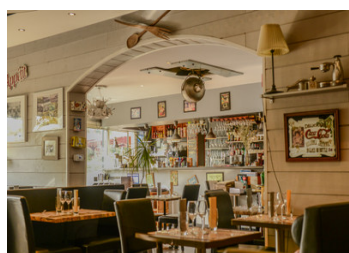


Unique opportunity to take over a Successful Restaurant in a Seaside Resort in the Var, France.

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Hyères
Department:	Var
Bed:	0
Bath:	0
Floor:	190 m2
Plot Size:	123 m2

IN BRIEF

Make Your Dream Come True and Open Your Own Restaurant in the South of France!

This unique opportunity allows you to take over a successful restaurant in a seaside resort in the Var (France), between Hyères and Cavalaire-sur-Mer, fully equipped and ready to operate. All that's left is for you to add your personal touch!

For the past 10 years, this restaurant has built a solid reputation for its delicious cuisine made from fresh products, its extensive wine selection, and its excellent value for money. The current owners, after many years of enjoying the management of this establishment, are now looking to take on new challenges, offering you the perfect chance to take over.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

With a spacious 190 m² layout, the restaurant can comfortably seat 70 guests indoors. The design features two semi-separated dining areas, creating multiple cozy corners that ensure the privacy of diners. A large bar at the entrance warmly welcomes guests while facilitating the smooth flow of traffic to different sections of the restaurant.

The 123 m² terrace offers an additional 100 seats. With two direct access points from the restaurant to the terrace, service is efficient, even during busy times.

The kitchen, located at the back of the restaurant, is fully equipped and partially renovated. All appliances, including the large walk-in fridge, are in excellent condition and well-maintained. The dishwashing area, conveniently located next to the kitchen, has direct access, optimizing workflow.

The restaurant operates five days a week for lunch and dinner throughout the year. During the peak season, from July to mid-September, it is open every evening. Although the restaurant already generates a solid turnover, there are still significant opportunities to increase revenue and reduce costs.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>