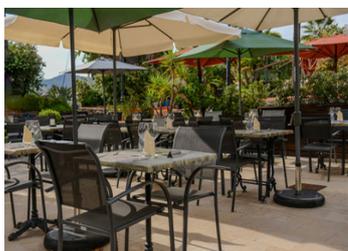


The South, the sea... and your future restaurant with terrace await you!

EXCLUSIVE



ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Le Lavandou
Department:	Var
Bed:	0
Bath:	0
Floor:	190 m <sup>2</sup>
Plot Size:	123 m <sup>2</sup>

## IN BRIEF

A rare opportunity to acquire this restaurant for sale in Le Lavandou, a highly sought-after seaside resort in the Var, on the French Riviera. This restaurant business for sale benefits from a prime high footfall location, attracting both local residents and (inter)national tourists throughout the year.

With 190 m<sup>2</sup> indoors (70 seats) and a 123 m<sup>2</sup> terrace that can accommodate 100 guests, the space is perfectly suited for any project:

- \* A modern fine-dining restaurant,
- \* A stylish and friendly brasserie,
- \* A trendy high-end street food concept,
- \* Or continue with its current concept: Bouchon Provençal

The flexible layout, featuring two semi-separated dining rooms and a spacious welcoming bar, allows you to design an atmosphere tailored to your brand.

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.



## DESCRIPTION

Key strengths to launch your project:

- \* Fully equipped and well-maintained professional kitchen (including large cold room).
- \* Workflow designed for smooth and efficient service.
- \* Strategic high-traffic location, attracting both local and tourist clientele.
- \* Already profitable business, with growth potential by diversifying the offer and extending opening hours.

A restaurant business for sale, ready to operate... but designed to be reinvented. It's up to you to bring your concept and leave a lasting impression!

If you wish to continue the Bouchon Provençal concept:

For over 10 years, the establishment has attracted a loyal clientele thanks to:

- \* Delicious cuisine prepared with fresh ingredients,
- \* A refined selection of wines,
- \* Excellent value for money, appreciated by both regulars and vacationers.

The current owners, after fully enjoying this great adventure, are now passing on the torch—offering a rare opportunity to write a new culinary story in a privileged setting.

A profitable activity, with strong growth potential:

- \* Open 5 days a week year-round (lunch and dinner service).
- \* In high season (June to mid-September), open every evening to meet strong demand.
- \* Solid turnover, with growth opportunities: extended hours, expanded menu, event hosting, or the creation of a brand-new culinary concept tailored to your ambitions.

A place rich in history, a loyal clientele, and a prime location: everything is in place to make this restaurant the springboard for your culinary success.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES