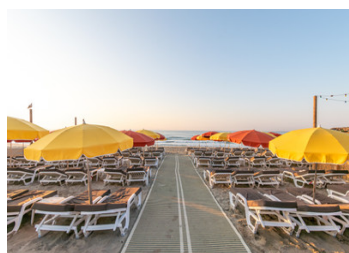


Iconic Cuban-Style Turnkey Profitable Beach Bar in Southern France— Prime Seafront Location with Watersports



ENERGY - DPE

DPE not required.

INFORMATION

| | |
|-------------|---------|
| Town: | Agde |
| Department: | Hérault |
| Bed: | 0 |
| Bath: | 0 |
| Floor: | 130 m2 |
| Plot Size: | 1000 m2 |

IN BRIEF

For sale: Mango's Beach Bar – a tropical beachfront paradise in Cap d'Agde. Located directly on La Roquille Beach, this 1000m² private beach with a 130m² Cuban-style bar offers sunbeds, parasols, cocktails and watersports. At Mangos, you can enjoy delicious lunches and dinners in a unique beachfront setting — and the experience continues into the evening with a vibrant and welcoming atmosphere.

The business includes the full commercial activity: brand, loyal clientele, all equipment, operating licenses, and a 9-year municipal lease. Strong annual revenue growth, clean SAS structure with no debt, and excellent reputation. Regular maintenance and returning seasonal staff ensure smooth operations. No direct competitors nearby and free parking within walking distance.

A turnkey opportunity in a top Mediterranean destination near campsites, hotels, and airports.

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

For Sale: Mango's Beach Bar – Your Slice of Paradise in Cap d'Agde

Welcome to Mango's Beach Bar, a vibrant and iconic tropical haven located directly on the golden sands of Plage de la Roquille in Cap d'Agde — one of the most popular Mediterranean coastal destinations in the South of France.

Where Escapism Meets Opportunity

From the moment guests step onto the 1000m² private beach, they're transported to a Cuban-inspired paradise. Exotic palm trees sway gently in the sea breeze, colorful cocktails flow as guests sink into sunbeds, enjoy leisurely lunches or diner beneath the stars.

Mango's isn't just a beach bar — it's a destination. A place where relaxation, indulgence, adventure, and celebration come together seamlessly.

An Unforgettable Guest Experience

Whether lounging on one of the many sunbeds with views stretching over the sea, sipping a signature cocktail crafted at the 130m² Cuban-style bar, or enjoying a freshly prepared lunch and diner under a thatched parasol, Mango's Beach Bar invites guests to stay all day and evening.

The laid-back beach service offers drinks and meals directly to sunbeds, while the welcoming lounge corners and bar tables create the perfect atmosphere for groups, couples, and families alike.

More Than Just a Beach Bar

Mango's is also a water sports hub, offering everything from paddleboard rentals and pedalo adventures to thrilling beach boat rides — all organized from a charming beachside caravan that also serves cold drinks and snacks. The vibe? Effortlessly cool and endlessly fun.

A Turnkey Business with Proven Success

This is more...