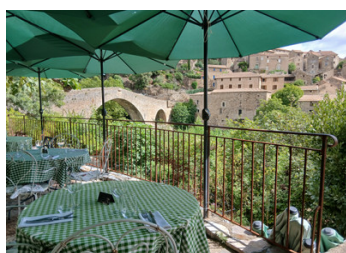
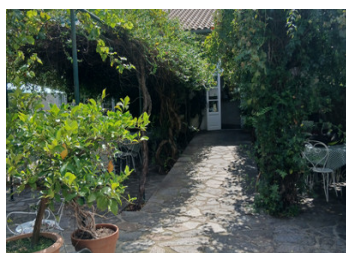
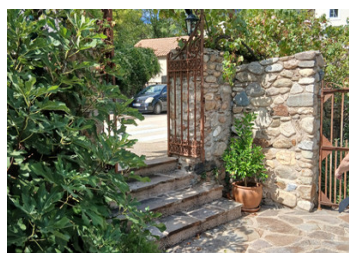


Restaurant with panoramic terrace, Olargues (Haut-Languedoc Regional Natural Park) Property and Business.



INFORMATION

Town:	Olargues
Department:	Hérault
Bed:	0
Bath:	1
Floor:	132 m2
Plot Size:	313 m2

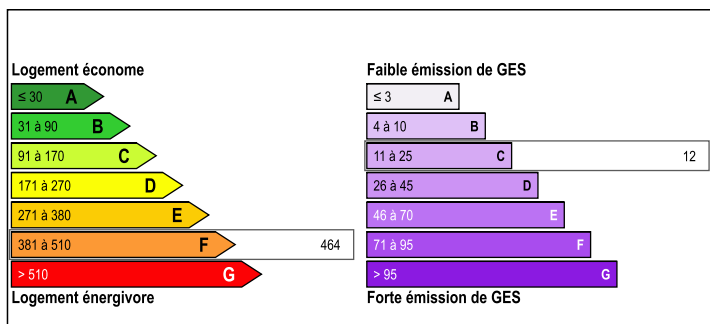


IN BRIEF

In the heart of the highly touristic medieval village of Olargues, within the Haut-Languedoc Regional Natural Park, discover this restaurant property boasting an exceptional location overlooking the historic town and the famous Devil's Bridge (Pont du Diable).

Ideal for a quality dining project, this property offers a unique combination of charm, visibility, and strong commercial potential.

ENERGY - DPE



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

Property, Business, Furniture & Equipment Included
– Strong Turnover
Freehold and business sold together, including all furniture and equipment.
Excellent turnover.

Restaurant dining area of approx. 70 m² – bright and flexible layout.
Seating capacity varies based on configuration: 40 to 60 covers.

Open kitchen, ideal for creating a welcoming atmosphere and developing a bistronomic or show-cooking concept.

Private terrace with approx. 70 covers, offering breathtaking views of the medieval town and the Devil's Bridge — a major asset during tourist season and for outdoor dining.

Large basement storage area of approx. 60 m², including a walk-in cold room.

Efficient underfloor heating system.

Prime location in the village center, close to pedestrian traffic, hiking trails, and local tourist attractions.

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

LOCAL TAXES

Taxe foncière: 1272 EUR

Taxe habitation: EUR

NOTES