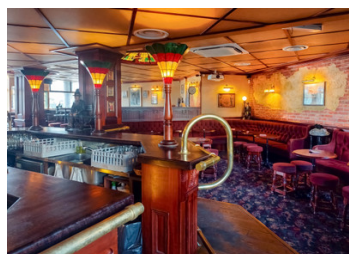


Unique opportunity business for sale, Charlys pub , center of Divonne, attractive location, profit confirmed



INFORMATION

Town:	Divonne-les-Bains
Department:	Ain
Bed:	0
Bath:	2
Floor:	120 m2
Plot Size:	0 m2



IN BRIEF

Amazing business opportunity right in the centre of Divonne les Bains

CHARLYs is a well-established café-brasserie and bar, ideally located next to the free parking space, just a short walk from the town centre and all amenities.

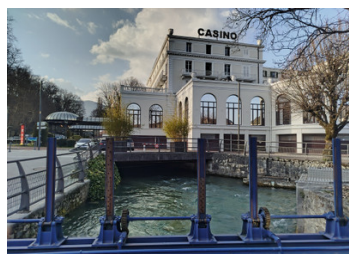
Known for its unique vibrant atmosphere, local reputation and loyal clientele, this is a turn-key business ready to operate immediately.

ENERGY - DPE

DPE not required.

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 features:

- Prime location with excellent visibility and steady foot traffic
- Indoor sitting area for 96 guests
- Spacious covered terrace 108 seats, perfect for summer service
- Complete bar setup, and full alcohol licence
- Strong year-round customer base (locals + tourists)
- Well-maintained premises of 120 m2, ready for immediate takeover

Divonne les Bain is very beautiful, charming small city on the shore of its lake , with its own chateau, casino, spa and hippodrome, located very close to Switzerland and some 20 minutes from the airport in Geneva.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES