

## Medieval village house with restaurant, panoramic terrace and studio – Spectacular views

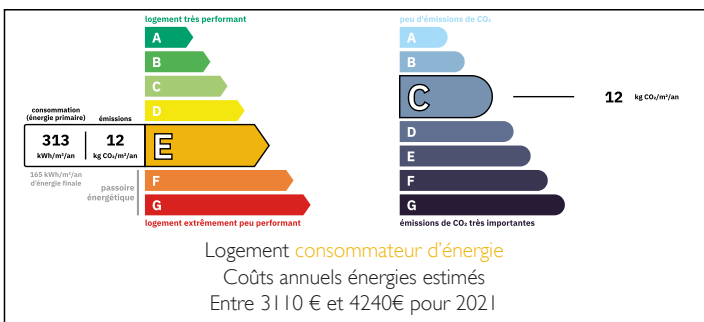


## INFORMATION

Town:	Bézaudun-les-Alpes
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	109 m2
Plot Size:	0 m2



## ENERGY - DPE



## IN BRIEF

Live and work in this unique setting in Bezaudun-les-Alpes, a typical medieval village of the Prealpes d'Azur. 14th–15th century stone house with ready-to-run restaurant, panoramic terrace for 18, and independent studio.

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

The restaurant and terrace offer incredible mountain views, already attracting visitors from afar. Fully equipped professional kitchen, warm rustic-industrial dining room, living space over two floors with balcony and meditation room.

Independent studio with separate entrance, kitchenette, bedroom and shower room. Previously rented €350/month excluding electricity, providing additional income.

Key distances: Nice 43 km / 27 miles, Cagnes-sur-Mer 32 km / 20 miles, Antibes 52 km / 32 miles, Nice International Airport (NCE) 36 km / 22 miles

Perfect for:

Running a destination restaurant

Living in a peaceful natural setting

Generating extra rental income

A rare opportunity where gastronomy, nature and breathtaking views meet.

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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