



Restaurant

LUCON (85)

640 000 €*

* Agency fees to be paid by the seller



240 m²



18 pièce(s)

PROPERTY DESCRIPTION

BUSINESS PROPERTIES Establishment which enjoys very good visibility in the heart of a dynamic city, close to a free car park with unlimited parking. Recognized and appreciated cuisine in the catchment area. Catering area with a capacity of 98 seats indoors and outdoors. Kitchen and preparation areas very well equipped with professional equipment in perfect condition: fittings and impeccable maintenance. On the 1st floor: Housing of 120m2 (with independent access): living room, 3 bedrooms, office, bathroom. Annual turnover: €350,000, EBE Retired: €80,000, License IV, No personnel to take over, 8 services / week: 5 Lunches + 3 Evenings, Business which offers good profitability, ideal for a couple of professionals with a contribution of €230,000. Development potential on 2 axes: - Develop take-out sales (strong demand), - Expand opening slots.

WALLS AND BUSINESSES

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Emerick GIANGRASSO

LA-BOISSIERE-DES-LANDES (85430)

Agent

RSAC : 447 663 543 00091

Courts service city : LA ROCHE SUR YON

(+33)6 15 58 43 21

LE BIEN EN IMAGES



Commerces et entreprises



DETAILS

GENERAL

Reference 806617

Property type Restaurant

SURFACES

Living space 240 m²

COMPOSITION

Number of rooms 18

APPENDIX

Videophone Non



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle