



Commercial premises

LE MONT DORE (63)

59 000 €



400 m²



1 pièce(s)

PROPERTY DESCRIPTION

Exceptional in the Sancy massif for sale walls of a commercial plateau intended for a panoramic restaurant composed of an 800 m2 plateau to be fitted out (delivered raw concrete with access to the fluid arrivals in place) and having a private terrace with an exceptional view of the Sancy and the Dordogne valley. Ideal for gourmet or bistronomic restaurant at altitude. The premises have easy access by road, a large car park to accommodate tourist coaches and an excellent 4G connection pending the upcoming arrival of fiber optics. The professional's opinion: A rare opportunity aimed at a catering professional who already has a good reputation or who has ideally had a successful career in a palace or a starred restaurant. The affluence during the school holiday period in both winter and summer makes it possible to plan to open initially only during these periods to optimize energy and staff costs. Important: additional information will only be communicated after a preliminary telephone interview (allowing to validate the adequacy of the project with the business as well as the financial capacity of the prospective buyer) and the signing of a confidentiality agreement. The HAI price indicated includes negotiation fees payable by the purchaser: Amount excluding negotiation fees: €50,000 Amount excluding VAT of negotiation fees: €7,500 (i.e. €9,000 including tax) Nombre de lots de la copropriété : 172, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 12000€ soit 1000€ par mois. Les honoraires d'agence sont à la charge de l'acquéreur, soit 18,00% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : 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!



Frédéric PERRUCHOT

**CLERMONT-FERRAND
(63000)**

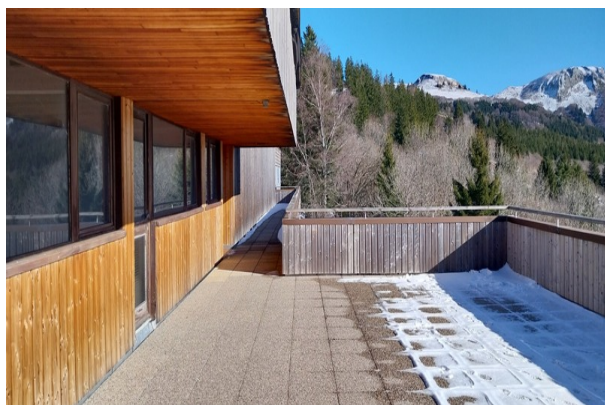
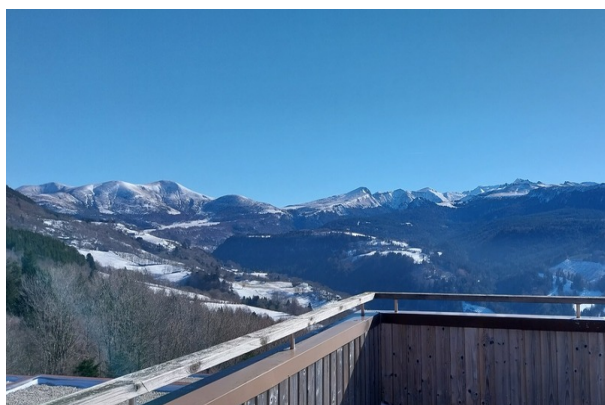
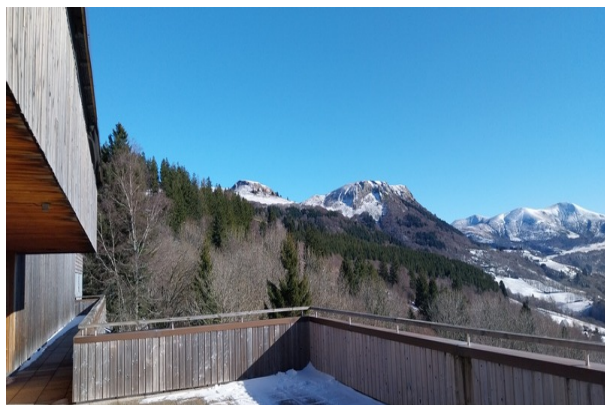
Agent

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Courts service city :
CLERMONT FERRAND

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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 844141

Property type Commercial premises

COMPOSITION

Number of rooms 1

Terrace 1

SURFACES

Living space 400 m²

APPENDIX

Videophone Non

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 172

Condominium fees 1 000 €/mois

Share of expenses 12 000 €



CAPIFRANCE
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SAS au capital de 100.000 euros

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