



Bakery - pastry

MORTAIN (50)

**77 000 €**



148 m<sup>2</sup>



7 pièce(s)

## PROPERTY DESCRIPTION

Would you like to acquire a thriving bakery and patisserie in a pleasant working environment?

Don't miss this unique opportunity to take over a business based in a charming country village near Mortain, in the Manche region of Normandy.

The Mortain area, in the heart of the Manche department, is renowned for its rolling countryside and lush green forests, offering a wealth of outdoor activities.

Currently run by a couple close to retirement, with the help of an employee baker, this business offers a wide variety of artisan breads, fresh viennoiseries and traditional pastries made on the premises for a loyal clientele.

But that's not all: this business has good development potential, particularly in pastries and snacking, which is currently under-exploited.

You'll be able to introduce new products and services to attract new customers and boost sales.

Don't miss this opportunity to take over a thriving business in a picturesque setting with significant scope for development.

Don't delay in seizing this unique opportunity.

FDC price: €77,000 HAI (including all taxes)

The business premises and a F5 flat in excellent condition are also for sale at a price of €176,000 (including all taxes).

You will be able to take advantage of an ideal location with easy parking nearby and a geographical position just one hour from the sea.

Currently :

- 1 self-employed manager
- 1 collaborating spouse
- 1 baker on permanent contract

TURNOVER: €144,000  
Restated EBITDA: €31,400

Further information on request.

Visits by appointment after initial contact.

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!



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Agent

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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 847256

Property type ..... Bakery - pastry

### SURFACES

Living space ..... 148 m<sup>2</sup>

### COMPOSITION

Number of rooms ..... 7

### 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