

RUSTREL Vaucluse - Atypical bistronomic restaurant business.

EXCLUSIVE



INFORMATION

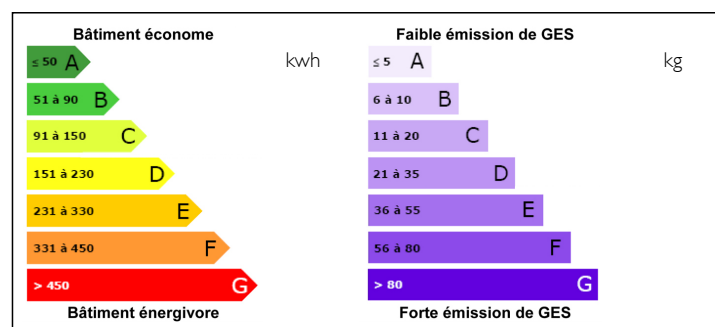
Town:	Lagarde-d'Apt
Department:	Vaucluse
Bed:	0
Bath:	1
Floor:	200 m2
Plot Size:	3849 m2

IN BRIEF

RUSTREL PROVENCE - Bistronomic restaurant set in the heart of nature between the Lubéron and the Mont Ventoux regional nature park. 15 km from the "Colorado provençal" and facing the "Géant de Provence", this licence 3 restaurant in the heart of nature has two dining rooms (40 covers), a cold room and several storage areas, including one for wine. This renowned establishment boasts a superb, fully-equipped, spacious kitchen and impeccable maintenance.



ENERGY - DPE



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

Bistronomic restaurant located in the middle of nature between Luberon and the regional park of Mont Ventoux.

15km from the Colorado Provençal and facing the Giant of Provence.

This restaurant license 3 in the heart of nature has two dining rooms (40 seats), a cold room, several storage spaces, including one for wine.

This renowned establishment benefits from a superb, perfectly equipped and spacious kitchen and impeccable maintenance.

This company is located in a rural revitalisation zone (ZRR) and benefits from tax exemptions under certain conditions. These criteria are linked in particular to the number of employees and the nature of the activity carried out. This scheme has been extended until 31 December 2023; the new buyer will be able to benefit from these advantages if its head office is also located in a ZRR.

The current owner works mainly on reservation. The restaurant is closed on Mondays and Tuesdays and open from April to mid-November.

Lease of 9 years in progress since June 2021.

Rent of 880€.

Only the "Fonds de commerce" is for sale.

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

NOTES