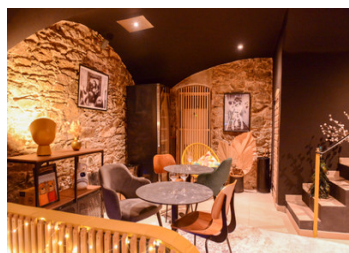


Wine Bar, Restaurant, Tapas Bar in the centre of Le Lavandou.



INFORMATION

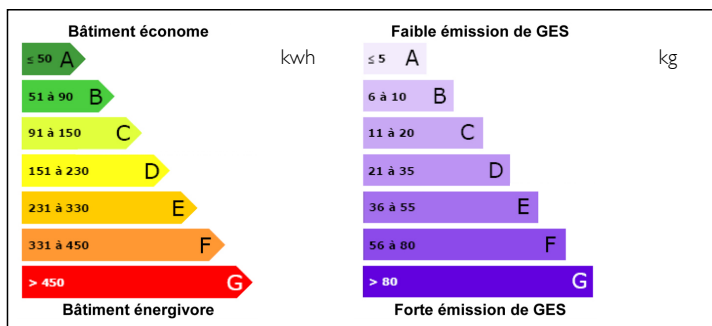
Town:	Le Lavandou
Department:	Var
Bed:	0
Bath:	0
Floor:	105 m2
Plot Size:	0 m2



IN BRIEF

If you have always wanted to own a restaurant business in a charming coastal town on the Côte d'Azur, this really is your chance! Centrally located in Le Lavandou with a cosy, air-conditioned indoor space, a terrace, no renovation or refreshment needed, suitable to run it most of the year with 2 persons and with a lot of potential.

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

This wine bar, tapas bar, restaurant is nicely decorated, fully furnished so that all you need to do is put it to your liking.

The restaurant consists of an air-conditioned room, where about 25 seats are now created, but with a different layout you could create more seating possibilities

The black ceiling and stone walls give the impression of being in a real wine cellar. It is not hard to imagine your guests coming here to have a good glass of wine (or something else), while enjoying the dishes you have created.

The terrace now seats 20 people and is currently covered. This offers the possibility of using the terrace all year round. In summer, especially during lunch, your guests can enjoy the shade. In winter, the covered terrace is excellent for an apéro before dinner and gives you extra space to accommodate more guests.

The restaurant was completely renovated in 2021 and is in very good condition. In fact, there is no need to do anything unless you want to create a different atmosphere.

The kitchen, completely renewed, is very spacious and has a large cold room. The kitchen is half-open, so the chef has a good view of the restaurant. The bar opposite the kitchen also offers the opportunity to interact with guests while their dishes are being prepared. The space in the kitchen and the equipment available allow for tapas or a more extensive menu.

The restaurant is located just behind the boulevard of...

NOTES