

Goodwill of a bar/bistro in the historic centre on a pedestrian square with a lovely terrace



## INFORMATION

Town:	Nyons
Department:	Drôme
Bed:	0
Bath:	0
Floor:	27 m2
Plot Size:	0 m2

## IN BRIEF

A bar/bistro on the ground floor with a lovely terrace, on a pedestrian square. One of the most beautiful terraces in Nyons where daily life is reflected with all the shops that surround this characteristic square with its plane trees. The current owner opened this bar/bistro in 2002 and has been working there ever since with his wife. This bistro still has potential to develop. Opening hours, closed evenings, are currently a little restricted.



## 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

Right in the historic centre of Nyons, on a well-frequented square, this bar/bistro is an interesting lifestyle change project for lovers of authentic buildings and the Mediterranean climate.

Nyons is geographically located just a few kilometres from the Provence Alpes Côte d'Azur region. Surrounded by olive groves, this town of around 7,000 inhabitants enjoys a privileged climate. The presence of its olive grove is the best testimony to this. Outdoor tourism is one of the major vectors of local economic and tourist development.

Goodwill of the bar/bistro in operation (27m<sup>2</sup>) on the ground floor + cellar (21m<sup>2</sup>).

You can continue the business straight away, as all the furniture, kitchen equipment and accessories are included in the sale of the business.

A loyal clientele and tourists really appreciate the atmosphere and ambience of the bistro. And during the summer, the feeling of Provence will be even more integrated into the sunny life as a result of the live music in front of the terrace.

-----

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

## NOTES