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Ref: A26003FAG06 Price: 371 000 EUR agency fees included: 6 % TTC to be paid by the buyer (350 000 EUR without fees)

#### Leasehold Restaurant 45 seats with grocery deli in Gilette







# INFORMATION

Town:	Gilette	
Department:	Alpes-Maritimes	
Bed:	0	
Bath:	0	
Floor:	130 m2	
Plot Size:	30 m2	

## IN BRIEF

Delicatessen restaurant located in the hinterland of Nice in Gilette in the heart of the village, this turnkey business.





#### ENERGY - DPE

Bâtiment économe		Faible émission de GES
≤ 50 A	kwh	≤ <b>5 A</b> kg
51 à 90 B		6 à 10 B
91 à 150 C		11 à 20 C
151 à 230 D		21 à 35 D
231 à 330 E		36 à 55 E
331 à 450 F		56 à 80 F
> 450 G		> 80 G
Bâtiment énergivore		Forte émission de GES

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.

UK: 08700 11 51 51 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr







## DESCRIPTION

Leasehold Restaurant grocery deli of approximately 150m<sup>2</sup>, with storage room behind the restaurant, business standards, ideal location in the heart of the village, this restaurant of approximately 50 covers with terrace, equipped with recent equipment, sold with stock.

The delicatessen located a few metres from the restaurant with the possibility of continuing this business, which gives a plus to the restaurant also sold with its stock.

Ideal for a start-up business.

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

### NOTES