

TRADITIONAL RESTAURANT & SEAFOOD PRODUCTS, IDEAL LOCATION



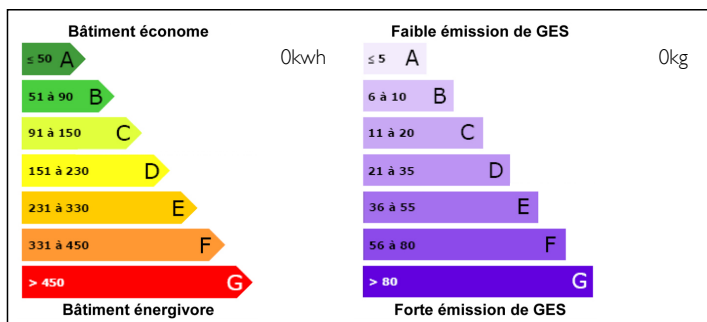
INFORMATION

Town:	DAMGAN
Department:	Morbihan
Bed:	0
Bath:	0
Floor:	90 m2
Plot Size:	591 m2

IN BRIEF

Located in an old port of the Gulf of Morbihan, restaurant with seafood menu, and market. Offers a total of 90 covers, 40 inside, 60 in removable terrace, covered or uncovered. Fully equipped kitchen to standards. Cooling cells - LICENCE IV - EXCELLENT CONDITION

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

Ideally located on the tip of a peninsula on the Gulf of Morbihan, this restaurant, which has been established for 15 years, enjoys an excellent reputation, thanks to fresh menus from the seasonal market and local fishing. This place known for its oyster production, is also a sought-after holiday destination, which gives this restaurant maximum attendance in high season, and a permanent turnover throughout the year, thanks to the tasting of locally produced oysters.

At the back of the restaurant, a charming vegetable garden, set up by the restaurant owner brings freshness and originality to his culinary creations.

A team of 3 to 10 employees is in place, from low to high season.

About 90 M2 excluding terrace on 591 M2 land - Main room 40 m², with pure marine decoration.

Very bright-

Rent excl. VAT 1700euros per month.

Possibility of transfer of the walls contact us.

COUP DE COEUR assured!

LOCAL TAXES

Taxe foncière: 600 EUR

NOTES