

Renowned restaurant in Drôme Provençale, with flat. Sale of business and premises.

EXCLUSIVE



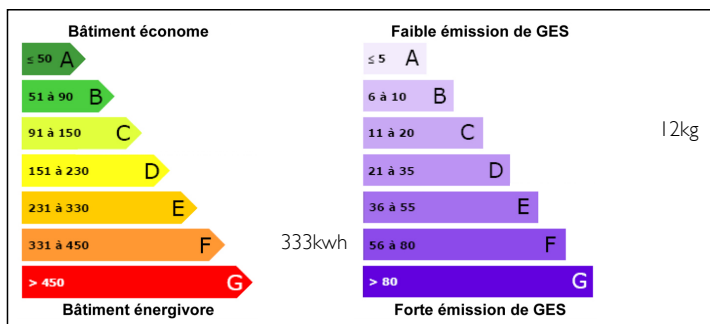
## INFORMATION

Town:	Condorcet
Department:	Drôme
Bed:	0
Bath:	2
Floor:	256 m2
Plot Size:	1450 m2

## IN BRIEF

Very attractive restaurant business with its own premises, renowned for many years and benefiting from a good reputation. Well located < 10 km from Nyons with ample free parking. Ideal for a change of professional and personal life.

## 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.



## LOCAL TAXES

**Taxe foncière: 1568 EUR**

## NOTES

## DESCRIPTION

Drôme Provençale is geographically located next to the Provence Alpes Côte d'Azur region. Surrounded by olive trees, this region enjoys a privileged climate. The presence of its olive groves is the best testimony to this. Outdoor tourism is one of the major vectors of local economic and tourist development.

The location of the restaurant is a perfect spot between the Rhône valley and the lower mountains of the Alps.

A great restaurant, well known for its high-quality creative French cuisine. This is why it is well known to tourists and locals alike.

This restaurant has a well-established, year-round business due to the magnificent climate, and the cuisine preferably uses produce from the region's small organic farms.

The spirit of the region pervades the décor (terrace under canisses), as does the generous cuisine.

The premises include the restaurant and a 100m<sup>2</sup> room on the 1st floor, possibly to be converted into a flat, which could be used as company or seasonal staff accommodation.

The 156 m<sup>2</sup> restaurant, comprising 2 air-conditioned dining rooms, can seat 45-50 diners and has a 94 m<sup>2</sup> covered terrace that can seat 75-80 diners, landscaped with olive trees and extensive plants.

The professional kitchen, equipped with all high-quality equipment and in a good state of repair, is separated into different stations.

Free parking is available next to the restaurant.

The property is set in well-maintained grounds of approx. 1450 m<sup>2</sup>.

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